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Standard Method of Measurement of Building Works

Authorised by agreement between the Royal Institution of Chartered Surveyors and the Building Employers Confederation



Co-ordinated project information

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Second Edition, 1927

Third Edition, 1935

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R20	Y
R21	Y
R30	Y
R31	Y
R32	Y
R33	Y

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S12	Hot and cold water (small scale)
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S10	Y
S11	Y
S12	Y
S13	Y
S14	Y
S15	Y
S20	Y
S21	Y
S30	Y
S31	Y
S32	Y
S33	Y
S34	Y
S40	Y
S41	Y
S50	Y
S51	Y
S60	Y
S61	Y
S62	Y
S63	Y
S64	Y
S65	Y
S70	Y
S71	Y

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T10	Y
T11	Y
T12	Y
T13	Y
T14	Y
T15	Y
T16	Y
T20	Y
T30	Y
T31	Y
T32	Y
T33	Y
T40	Y
T41	Y
T42	Y
T50	Y
T60	Y
T61	Y
T70	Y
T71	Y
T72	Y

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U10	Y
U11	Y
U12	Y
U13	Y
U14	Y
U15	Y
U16	Y
U17	Y
U20	Y
U30	Y
U31	Y
U32	Y
U33	Y
U40	Y
U41	Y
U42	Y
U43	Y
U50	Y
U60	Y
U61	Y
U70	Y

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V10	Y
V11	Y
V12	Y
V20	Y
V21	Y
V22	Y
V30	Y
V31	Y
V32	Y
V40	Y
V41	Y
V42	Y
V50	Y
V51	Y
V90	Y

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W10	Y
W11	Y
W12	Y
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Y Mechanical and electrical services measurement

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THE JOINT CHIEFS OF STAFF, WASHINGTON, D.C.

PLACE TO SEVENTH EDITION 1988

Preface to Seventh Edition 1988

The Joint Working Party on Measurement Conventions set up by The Royal Institution of Chartered Surveyors and the then National Federation of Building Trades Employers reported in December 1971. Out of this report a Development Unit was set up and quickly came to the conclusion that far reaching changes were required. As an interim measure the Sixth Edition of the Standard Method of Measurement was published in March 1979. Now, with the publication of this Seventh Edition, the work envisaged by that working party has been completed.

The Co-ordinating Committee for Project Information has produced a Common Arrangement of Work Sections for Building Works. In support of the principles of CCPI and in accordance with the wishes of the sponsoring bodies, this Edition has been structured in common arrangement order rather than in traditional work sections. This means that the Standard Method of Measurement is now compatible with other CCPI publications and with all standard documentation where these criteria have been adopted. The other major change from previous editions is that the measurement rules have been translated from prose into classification tables. This change makes the use of the rules a quicker and more systematic task than interpretation of a prose version and readily lends itself to the use of standard phraseology and computerisation. The change however does not inhibit the use of traditional prose in the writing of bills of quantities if so desired. In addition to these two major changes, the rules have generally been simplified and the document brought up to date to equate with modern practice.

The Committee expresses its thanks to the professional and trade associations for their co-operation and advice in the detailed consultations that have taken place and to the surveyors and builders who have assisted in testing the new rules, to Geoffrey E. Beard who chaired the Committee from June 1975 to September 1984 and especially to the editors who have had the task of bringing together all the various drafts and presenting them in a uniform manner in a relatively short space of time.

This Seventh Edition will become operative on 1 July 1988 and is post dated accordingly.

The Joint Committee responsible for this edition at the date of issue was composed as follows:

Appointed by the Royal Institution of Chartered Surveyors: Christopher J. Willis (Chairman), Ronald C. Allan, Keith W. Bailey, John Bennett, Eric J. Bowman, N. Malcolm S. Boyd, Michael A. Rainbird, Eric H. Urquhart and Michael J.T. Webb.

Appointed by the Building Employers Confederation: Andrew J. Costelloe (Vice-Chairman), John M. Allen, Bernard Ball, Kenneth G. Ellis, James E. Fisher, Colin M. Ford, Richard J. Hooker, Robert H. Inglis, Terence J. Parkinson and Donald J. Rimmer.

Co-opted from the Development Unit: Tony Allott, Stuart Hendy, Peter E. Holden, Peter G. Jordan and Rex H. Sharman.

Consultant Members of the Committee: Geoffrey E. Beard and Ian M.C. Hill.

Joint Honorary Secretaries: Norman R. Wheatley (General) and Michael B. Smith (Queries).

Others who have served on the Committee or the Development Unit during the preparation of this edition: Dr Martin Barnes, Robert A. Barrow, Ian T. Brown, Peter Graham, Alan M. Harrison, Patrick Kelly, Anthony R. Miller and Paul D. Morrell.

Consultant Editors appointed by the Committee: Paul J. Gilkes and Richard E.N. McGill

CJW: 1 October 1987

Preface to First Edition 1922

For many years the Surveyors' Institution and the Quantity Surveyors' Association (which bodies are now amalgamated) were accepted as the recognised authorities for deciding disputed points in connection with the measurement of building works. The frequency of the demands upon their services for this purpose directed attention to the diversity of practice, varying with local custom, and even the idiosyncracies of individual surveyors, which obtained. This lack of uniformity afforded a just ground of complaint on the part of contractors that the estimator was frequently left in doubt as to the true meaning of items in the bills of quantities which he was called upon to price, a circumstance which militated against scientific and accurate tendering.

In the absence of any statutory qualifications for surveyors practising in the United Kingdom, any person, up to the present, has been at liberty to describe himself as a quantity surveyor, and the public have no guarantee that he is qualified for that office. This fact resulted in the issue of a considerable amount of unskilled work under the designation of bills of quantities.

Both the Surveyors' Institution and the Quantity Surveyors' Association were impressed with the necessity of securing greater accuracy of work and uniformity of method. The latter body, in July 1909, with this object in view appointed a Committee who prepared and published pamphlets setting out the method of measurement recommended by the Association in respect of three trades. The Surveyors' Institution also issued to its members circulars giving an authoritative opinion as to the correct method of measurement in the case of items in connection with which disputes had occurred. The

desirability of co-operation between the two societies thus became evident, and a Joint Committee was set up in June 1912, upon which was imposed the task of drawing up a comprehensive set of Standard Rules of Measurement of Building Works. In 1918 representatives of the building trades were added to this Committee, four contractors being nominated by the National Federation of Building Trades Employers and the Institute of Builders. The Joint Committee were assisted in their deliberations by interviews with the representatives of certain trades.

The Standard Method of Measurement of Building Works drawn up and set forth in the following pages is founded upon the practice of the leading London quantity surveyors with certain modifications by way of alternatives, and not involving matters of principle, to suit the practice obtaining in other parts of the Kingdom.

The Joint Committee was composed as follows: six surveyors nominated by the Surveyors' Institution and the Quantity Surveyors' Association, and four contractors nominated by the National Federation of Building Trades Employers and the Institute of Builders, viz. Surveyors: Messrs. F.A..H. Hardcastle (Chairman), Thomas E. Bare (Hon.Sec.), R.C. Gleed, Arnold E. Harris, Walter Lawrence, and Morgan H. Young. Contractors: Messrs. R. Friend (Rugby) (Vice-Chairman), W. Lacey (London), Stanley Miller (Newcastle-on-Tyne) and Frank Woods (Bolton, Lancashire).

Other gentlemen who have served on the Committee for a time are: Surveyors: Messrs. Arthur G. Cross, W.E. Davis, J.E. Drower, and Henry Riley. Contractor: Mr. Walter Lawrence (London).

General rules

1. Introduction

1.1

This Standard Method of Measurement provides a uniform basis for measuring building works and embodies the essentials of good practice. Bills of quantities shall fully describe and accurately represent the quantity and quality of the works to be carried out. More detailed information than is required by these rules shall be given where necessary in order to define the precise nature and extent of the required work.

1.2

The rules apply to measurement of proposed work and executed work.

2. Use of the tabulated rules

Generally

2.1

The rules in this document are set out in tables. Each section of the rules comprises information (to be) provided, classification tables and supplementary rules. The tabulated rules are written in the present tense.

2.2

Horizontal lines divide the classification table and supplementary rules into zones to which different rules apply.

Classification tables

2.3

Within the classification table where a broken line is shown, the rules given above and below the broken line may be used as alternatives.

2.4

In referring to columns in classification tables the measurement unit column has been disregarded.

2.5

The left hand column of the classification table lists descriptive features commonly encountered in building works. The next column lists further sub-groups into which each main group of items shall be divided and similarly the third column provides for further division. The lists in these columns are not intended to be exhaustive.

2.6

Each item description shall identify the work with respect to one descriptive feature drawn from each of the first three columns in the classification table and as many of the descriptive features in the fourth column as are applicable to the item. The general principle does not apply to Preliminaries in that it will be necessary to select as many descriptive features as appropriate from each column.

2.7

Where the abbreviation (nr) is given in the classification table the quantity shall be stated in the item description.

Supplementary rules

2.8

Within the supplementary rules everything above the horizontal line, which is immediately below the classification table heading, is applicable throughout that table.

2.9

Measurement rules set out when work shall be measured and the method by which quantities shall be computed.

2.10

Definition rules define the extent and limits of the work represented by a word or expression used in the rules and in a bill of quantities prepared in accordance with the rules.

2.11

Coverage rules draw attention to particular incidental work which shall be deemed to be included in the appropriate items in a bill of quantities to the extent that such work is included in the tender documents. Where the coverage rules include materials they shall be mentioned in the item descriptions.

2.12

The column headed Supplementary Information contains rules governing the information which shall be given in addition to the information given as a result of the application of rule 2.6.

2.13

A separate item shall be given for any work which differs from other work with respect to any matter listed as supplementary information.

3. Quantities

3.1

Work shall be measured net as fixed in position except where otherwise stated in a measurement rule applicable to the work.

3.2

Dimensions used in calculating quantities shall be taken to the nearest 10mm (i.e. 5mm and over shall be regarded as 10mm and less than 5mm shall be disregarded).

3.3

Quantities measured in tonnes shall be given to two places of decimals. Other quantities shall be given to the nearest whole unit except that any quantity less than one unit shall be given as one unit.

3.4

Unless otherwise stated, where minimum deductions for voids are dealt with in this document they shall refer only to openings or wants which are within the boundaries of measured areas. Openings or wants which are at the boundaries of measured areas shall always be the subject of deduction irrespective of size.

3.5

The requirement to measure separate items for widths not exceeding a stated limit shall not apply where these widths are caused by voids.

4. Descriptions

4.1

Dimensions shall be stated in descriptions generally in the sequence length, width, height. Where ambiguity could arise, the dimensions shall be identified.

4.2

Information required by the application of rules 2.6 and 2.12 may be given in documents (e.g. drawings or specification) separate from the bills of quantities if a precise and unique cross reference is given in its place in the description of the item concerned. This rule does not allow the aggregation of a number of measured items which are otherwise required to be measured separately by these rules, except as provided by rule 9.1.

4.3

Headings to groups of items in a bill of quantities shall be read as part of the descriptions of the items to which the headings apply.

4.4

The use of a hyphen between two dimensions in this document or in a bill of quantities shall mean a range of dimensions exceeding the first dimension stated but not exceeding the second.

4.5

Each work section of a bill of quantities shall begin with a description stating the nature and location of the work unless evident from the drawn or other information required to be provided by these rules.

4.6

Unless otherwise specifically stated in a bill of quantities or herein, the following shall be deemed to be included with all items:

- (a) Labour and all costs in connection therewith.
- (b) Materials, goods and all costs in connection therewith.
- (c) Assembling, fitting and fixing materials and goods in position.
- (d) Plant and all costs in connection therewith.
- (e) Waste of materials.
- (f) Square cutting.
- (g) Establishment charges, overhead charges and profit.

4.7

A dimensioned description for an item in the bill of quantities shall define the item and state all the dimensions necessary to identify the shape and size of the item or its components.

5. Drawn information

5.1

Location drawings:

- (a) Block Plan: shall identify the site and locate the outlines of the building works in relation to a town plan or other context.
- (b) Site Plan: shall locate the position of the building works in relation to setting out points, means of access and general layout of the site.
- (c) Plans, Sections and Elevations: shall show the position occupied by the various spaces in a building and the general construction and location of the principal elements.

5.2

Component drawings: shall show the information necessary for manufacture and assembly of a component.

5.3

Dimensioned diagrams: shall show the shape and dimensions of the work covered by an item and may be used in a bill of quantities in place of a dimensioned description, but not in place of an item otherwise required to be measured.

5.4

Schedules which provide the required information shall be deemed to be drawings as required under these rules.

6. Catalogued or standard components

6.1

A precise and unique cross-reference to a catalogue or to a standard specification may be given in an item description instead of the description required by rules 2.6 and 2.12 or instead of a component drawing.

7. Work of special types

7.1

Work of each of the following special types shall be separately identified:

- (a) Work on or in existing building – see general rule 13.
- (b) Work to be carried out and subsequently removed (other than temporary works).
- (c) Work outside the curtilage of the site.

- (d) Work carried out in or under water shall be so described stating whether canal, river or sea water and (where applicable) the mean Spring levels of high and low water.
- (e) Work carried out in compressed air shall be so described stating the pressure and the method of entry and exit.

8. Fixing, base and background

8.1

Method of fixing shall only be measured and described where required by the rules in each Work Section. Where fixing through vulnerable materials is required to be identified, such materials are deemed to include those listed in rule 8.3 (e).

8.2

Where the nature of the base is required to be identified each type of base shall be identified separately.

8.3

Where the nature of the background is required to be identified the item description shall state one of the following:

- (a) Timber, which shall be deemed to include manufactured building boards.
- (b) Masonry, which shall be deemed to include concrete, brick, block and stone.
- (c) Metal.
- (d) Metal faced materials.
- (e) Vulnerable materials, which shall be deemed to include glass, marble, mosaic, tiled finishes and the like.

9. Composite items

9.1

Notwithstanding the requirement of clause 4.2, work to be manufactured off site may be combined into one item even though the rules require items to be measured separately, provided the items in question are all incorporated into the composite item off site. The item description shall identify the resulting composite item and the item shall be deemed to include breaking down for transport and installation and subsequent re-assembly.

10. Procedure where the drawn and specification information required by these rules is not available

10.1
Where work can be described and given in items in accordance with these rules but the quantity of work required cannot be accurately determined, an estimate of the quantity shall be given and identified as an approximate quantity.

10.2
Where work cannot be described and given in items in accordance with these rules it shall be given as a Provisional Sum and identified as for either defined or undefined work as appropriate.

10.3
A Provisional Sum for defined work is a sum provided for work which is not completely designed but for which the following information shall be provided:

- (a) The nature and construction of the work.
- (b) A statement of how and where the work is fixed to the building and what other work is to be fixed thereto.
- (c) A quantity or quantities which indicate the scope and extent of the work.
- (d) Any specific limitations and the like identified in Section A35.

10.4
Where Provisional Sums are given for defined work the Contractor will be deemed to have made due allowance in programming, planning and pricing Preliminaries. Any such allowance will only be subject to adjustment in those circumstances where a variation in respect of other work measured in detail in accordance with the rules would give rise to adjustment.

10.5
A Provisional Sum for undefined work is a sum provided for work where the information required in accordance with rule 10.3 cannot be given.

10.6
Where Provisional Sums are given for undefined work the Contractor will be deemed not to have made any allowance in programming, planning and pricing Preliminaries.

11. Work not covered

11.1
Rules of measurement adopted for work not covered by these rules shall be stated in a bill of quantities. Such rules shall, as far as possible, conform with those given in this document for similar work.

12. Symbols and abbreviations

12.1
The following symbols and abbreviations are used in this method of measurement:

m	=	metre
m ²	=	square metre
m ³	=	cubic metre
mm	=	millimetre
nr	=	number
kg	=	kilogramme
t	=	tonne
h	=	hour
pc sum	=	Prime Cost Sum
prov sum	=	Provisional Sum
>	=	exceeding
≥	=	equal to or exceeding
≤	=	not exceeding
<	=	less than
%	=	percentage
—	=	hyphen (see rule 4.4)

12.2

Cross references within the classification tables are given in the form:

Work	Number	Number	Number	Number
Section	from first	from second	from third	from fourth
number	: column	. column	. column	. column

Example:

D20: 2. 2. 2. 1

Excavation and filling

Excavating

To reduce levels

Maximum depth $\leq 1.00\text{m}$

Commencing level stated where $> 0.25\text{m}$ below existing ground level.

12.3

An asterisk within a cross reference represents all entries in the column in which it appears.

12.4

The digit 0 within a cross reference represents no entries in the column in which it appears.

13. Work to existing buildings

13.1

Work to existing buildings shall be so described. Such work is defined as work on, or in, or immediately under work existing before the current project.

13.2

The additional rules for work to existing buildings are to be read in conjunction with the preceding rules in the appropriate Work Sections.

13.3

A description of the additional Preliminaries/General conditions which are pertinent to the work to the existing building shall be given, drawing attention to any specific requirements due to the nature of the work.

14. General definitions

14.1

Where the rules require work to be described as curved with the radii stated details shall be given of the curved work including if concave or convex, if conical or spherical, if to more than one radius and shall state the radius or radii.

14.2

The radius stated shall be the mean radius measured to the centre line of the material unless otherwise stated.

A Preliminaries/General conditions

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Location drawings as defined in General Rule 5.1 P2 Information to facilitate visiting site and addresses where drawings or other information additional to that required by these rules or other listed information may be inspected						D1 A fixed charge is for work the cost of which is to be considered as independent of duration D2 A time related charge is for work the cost of which is to be considered as dependent on duration	C1 Works of a temporary nature are deemed to include rates, fees and charges related thereto in Sections A36, A41, A42, and A44	
CLASSIFICATION TABLE								
A10 Project particulars								
1 Project particulars	1 Name, nature and location 2 Names and addresses of Employer and Consultants		item					
A11 Drawings								
1 Drawings	1 List of drawings from which the bills of quantities were prepared		item					
A12 The site/Existing buildings								
1 The site/Existing buildings	1 Site boundaries 2 Existing buildings on or adjacent to the site 3 Existing mains/services 4 Others, details stated		item					
A13 Description of the work								
1 Description of the work	1 Elements of each new building		item		M1 Given only when the equivalent information is not indicated on the drawings provided			
	2 Dimensions and shape relating to each building	1 Plan area and perimeter at each floor level 2 Heights between floors 3 Total height						
	3 Details of related work by others							

A20 The Contract/Sub-contract

1 Form of Contract	1 Schedule of clause headings of standard conditions 2 Special conditions or amendments to standard conditions 3 Appendix insertions 4 Employer's insurance responsibility 5 Performance guarantee bond		item	1 Under seal				
A30 Employer's requirements: Tendering/Sub-letting/Supply								
1 Employer's requirements or limitations	1 Details stated	1 Fixed charge 2 Time related charge	item					
A31 Employer's requirements: Provision, content and use of documents								
1 Employer's requirements or limitations	1 Details stated	1 Fixed charge 2 Time related charge	item					
A32 Employer's requirements: Management of the works								
1 Employer's requirements or limitations	1 Details stated	1 Fixed charge 2 Time related charge	item					
A33 Employer's requirements: Quality standards/control								
1 Employer's requirements or limitations	1 Details stated	1 Fixed charge 2 Time related charge	item					
A34 Employer's requirements: Security/Safety/Protection								
1 Employer's requirements or limitations, details stated	1 Noise and pollution control 2 Maintain adjoining buildings 3 Maintain public and private roads 4 Maintain live services 5 Security 6 Protection of work in all sections 7 Others	1 Fixed charge 2 Time related charge	item					

A Preliminaries/General conditions continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
A35 Employer's requirements: Specific limitations on method/sequence/timing								
1 Employer's requirements or limitations, details stated	1 Design constraints 2 Method and sequence of work 3 Access 4 Use of the site 5 Use or disposal of materials found 6 Start of work 7 Working hours 8 Others	1 Fixed charge 2 Time related charge	item					
A36 Employer's requirements: Facilities/Temporary work/Services								
1 Employer's requirements or limitations, details stated	1 Offices 2 Sanitary accommodation 3 Temporary fences, hoardings, screens and roofs 4 Name boards 5 Technical and surveying equipment 6 Temperature and humidity 7 Telephone/Facsimile installation and rental/maintenance 8 Others	1 Fixed charge 2 Time related charge	item				C2 Heating, lighting, cleaning and maintenance are deemed to be included	
	9 Telephone/Facsimile call charges		prov sum					
A37 Employer's requirements: Operation/Maintenance of the finished building								
1 Employer's requirements or limitations	1 Details stated	1 Fixed charge 2 Time related charge	item					
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A40 Contractor's general cost items: Management and staff								
1 Management and staff		1 Fixed charge 2 Time related charge	item			D3 Management and staff includes management, trades supervision, engineering, programming and production, quantity surveying support staff and the like		
A41 Contractor's general cost items: Site accommodation								
1 Site accommodation		1 Fixed charge 2 Time related charge	item	1 Made available by the Employer, details and conditions stated		D4 Site accommodation includes offices, laboratories, cabins, stores, compounds, canteens, sanitary facilities and the like		
A42 Contractor's general cost items: Services and facilities								
1 Services and facilities	1 Power 2 Lighting 3 Fuels 4 Water 5 Telephone and administration 6 Safety, health and welfare 7 Storage of materials 8 Rubbish disposal 9 Cleaning 10 Drying out 11 Protection of work in all sections 12 Security 13 Maintain public and private roads 14 Small plant and tools 15 Others, details stated 16 General attendance on nominated sub-contractors	1 Fixed charge 2 Time related charge	item	1 Made available by the Employer, details and conditions stated		D5 Items listed are not exhaustive and are for convenience of pricing only	C3 General attendance is deemed to include the use of the Contractor's temporary roads, pavings and paths, standing scaffolding not required to be altered or retained, standing power operated hoisting plant, the provision of temporary lighting and water supplies, clearing away rubbish, provision of space for the sub-contractor's own offices and the storage of his plant and materials and the use of messrooms, sanitary accommodation and welfare facilities provided by the Contractor for his own use	

A Preliminaries/General conditions continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
A43 Contractor's general cost items: Mechanical plant								
1 Mechanical plant	1 Cranes 2 Hoists 3 Personnel transport 4 Transport 5 Earthmoving plant 6 Concrete plant 7 Piling plant 8 Paving and surfacing plant 9 Others, details stated	1 Fixed charge 2 Time related charge	item	1 Made available by the Employer, details and conditions stated		D6 Items listed are not exhaustive and are for convenience of pricing only		
A44 Contractor's general cost items: Temporary works								
1 Temporary works	1 Temporary roads 2 Temporary walkways 3 Access scaffolding 4 Support scaffolding and propping 5 Hoardings, fans, fencing etc. 6 Hardstanding 7 Traffic regulations 8 Others, details stated	1 Fixed charge 2 Time related charge	item	1 Made available by the Employer, details and conditions stated		D7 Items listed are not exhaustive and are for convenience of pricing only		
A50 Work/Materials by the Employer								
1 Work/Materials by the Employer	1 Work by others directly employed by the Employer, details stated 2 Attendance on others directly employed by the Employer, details stated 3 Materials provided by or on behalf of the Employer, details stated		item					

A51 Nominated sub-contractors								
1 Nominated sub-contractors	1 Sub-contractor's work	1 Description stated in accordance with General Rule 10.3	p c sum		M2 General attendance on sub-contractor's work is measured in Section A42			
	2 Main contractor's profit		%					
	3 Special attendance, details stated	1 Scaffolding 2 Access roads 3 Hardstandings 4 Positioning 5 Storage 6 Power 7 Temperature and humidity 8 Others	item	1 Fixed charge 2 Time related charge		D8 Scaffolding under this rule is special scaffolding, scaffolding additional to the Contractor's standing scaffolding, or standing scaffolding required to be altered or retained D9 Positioning includes unloading, distributing, hoisting and placing in position giving in the case of significant items the weight and/or size and position relative to ground level or other datum		
A52 Nominated suppliers								
1 Nominated suppliers	1 Supplier's materials	1 Description stated	p c sum		M3 Fixing only such items is measured in the appropriate Work Section			
	2 Main contractor's profit		%					
A53 Work by statutory authorities								
1 Work by statutory authorities	1 Work by the local authority 2 Work by statutory undertakings		prov sum			D10 Work by statutory authorities includes work by public companies responsible for statutory work when executing their statutory duty		
A54 Provisional work								
1 Provisional work	1 Defined 2 Undefined		prov sum			D11 For defined and undefined provisional sums see General Rule 10		
A55 Dayworks								
1 Dayworks	1 Labour 2 Materials 3 Plant		prov sum					

C Demolition/Alteration/Renovation

C10 Demolishing structures

C30 Shoring

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the location and extent of existing structures to be demolished					M1 The rules within this Section apply to works to existing buildings as defined in the General Rules			
CLASSIFICATION TABLE								
1 Demolishing all structures 2 Demolishing individual structures 3 Demolishing parts of structures	1 Description sufficient for identification	1 Levels to which structures are demolished	item	1 Materials remaining the property of the Employer 2 Materials for re-use 3 Making good structures 4 Leaving parts of existing walls temporarily in position to act as buttresses 5 Temporarily diverting, maintaining or sealing off existing services 6 Toxic or other special waste	M2 Only temporarily diverting, maintaining or sealing off existing services is measured under this rule	D1 Materials arising from demolitions are the property of the Contractor unless otherwise stated D2 Demolishing parts of structures excludes items covered by Section C20	C1 Demolition items are deemed to include: (a) disposal of materials other than those remaining the property of the Employer or those for re-use (b) temporary support incidental to demolitions which is at the discretion of the Contractor	S1 Method of demolition where by specific means S2 Setting aside and storing materials remaining the property of the Employer or those for re-use S3 Employer's restrictions on methods of disposal of materials
4 Support of structures not to be demolished 5 Support of roads and the like	1 Position and type of shoring and nature of structure or road to be shored stated		item	1 Providing and erecting 2 Maintaining, duration stated 3 Adapting, details stated 4 Clearing away 5 Cutting holes in the structure, details stated 6 Making good all work disturbed		D3 Support is other than temporary support incidental to demolitions	C2 Support is deemed to include nails, wedges and bolts	

6 Temporary roofs 7 Temporary screens	1 Dimensioned description		item	1 Providing and erecting 2 Maintaining, duration stated 3 Adapting, details stated 4 Clearing away 5 Disposing of rainwater, details stated 6 Providing openings, details stated				dust proofing requirements
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C20 Alterations - spot items

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under - A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work relative to the existing layout indicating the existing structure</p>				<p>M1 The rules within this Section apply to works to existing buildings as defined in the General Rules</p> <p>M2 Any operation to existing buildings involving removal of existing materials (other than for bonding purposes or renewal) is measured within this Section</p>	<p>D1 Materials arising from alterations - spot items are the property of the Contractor unless otherwise stated</p> <p>D2 Location is stated relative to existing building</p>	<p>C1 Shoring and scaffolding incidental to the work and making good all work disturbed by such shoring and scaffolding is deemed to be included within each item</p> <p>C2 Alterations - spot items are deemed to include:</p> <p>(a) disposal of materials other than those remaining the property of the Employer or those for re-use</p> <p>(b) work incidental to alterations - spot items which is at the discretion of the Contractor</p> <p>(c) all new fixing or joining materials required</p>	<p>S1 Method of operation, where by specific means</p> <p>S2 Setting aside and storing materials remaining the property of the Employer or those for re-use</p> <p>S3 Employer's restrictions on methods of disposal of materials</p> <p>S4 Employer's restrictions on methods of shoring and scaffolding to be used</p>
CLASSIFICATION TABLE							
<p>1 Removing fittings and fixtures</p> <p>2 Removing plumbing and engineering installations</p> <p>3 Removing finishings</p> <p>4 Removing coverings</p> <p>5 Cutting openings or recesses</p> <p>6 Cutting back projections</p> <p>7 Cutting to reduce thickness</p> <p>8 Filling in openings</p>	<p>1 Details sufficient for identification stated</p> <p>2 Dimensioned description sufficient for identification including type and thickness of existing structure</p>		<p>item</p> <p>1 Making good structures</p> <p>2 Extending and making good finishings</p> <p>3 Inserting new work, details stated</p> <p>4 Toxic or other special waste</p>	<p>M3 Details stated for inserting new work are the equivalent of those details required by the rules for the measurement of the same in other work sections</p>	<p>D3 Inserting new work includes re-fixing or re-using removed materials</p>		
<p>9 Temporary roofs</p> <p>10 Temporary screens</p>	<p>1 Dimensioned description</p>		<p>item</p> <p>1 Providing and erecting</p> <p>2 Maintaining, duration stated</p> <p>3 Adapting, details stated</p> <p>4 Clearing away</p> <p>5 Disposing of rainwater, details stated</p> <p>6 Providing openings, details stated</p>				<p>S5 Details of weather and dust proofing requirements</p>

C40 Repairing/Renovating concrete/brick/block/stone

C40 Repairing/Renovating concrete/brick/block/stone					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
INFORMATION PROVIDED								
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work relative to the existing layout indicating the existing structure					M1 The rules within this Section apply to works to existing buildings as defined in the General Rules	D1 Materials arising are the property of the Contractor unless otherwise stated D2 Locations stated relative to the existing building	C1 Shoring and scaffolding incidental to the work and making good all work disturbed by such shoring and scaffolding is deemed to be included C2 Work to existing buildings items are deemed to include: (a) disposal of materials other than those remaining the property of the Employer or those for re-use (b) incidental work which is at the discretion of the Contractor (c) all new fixing or joining materials required	S1 Method of operation, where by specific means S2 Setting aside and storing materials remaining the property of the Employer or those for re-use S3 Employer's restrictions on methods of disposal of materials S4 Restrictions on the method of shoring and scaffolding
CLASSIFICATION TABLE								
1 Cutting out defective concrete and replacing with new	1 Dimensioned description	1 Plain, details stated 2 Reinforced, details stated 3 Gun applied, details stated	m ² --- m --- nr	1 Treatment of reinforcement, details stated 2 Anchored mesh reinforcement, details stated			C3 Formwork and making good to match existing are deemed to be included	S5 Method of bonding new to existing
2 Resin or cement impregnation/injection	1 Dimensioned description	1 Concrete, details stated 2 Brickwork, details stated 3 Blockwork, details stated 4 Stonework, details stated	m ² --- m --- nr	1 Centres of drilling holes 2 Removing existing finishes			C4 Work is deemed to include making good holes and finishes on completion	
3 Cutting out decayed, defective or cracked work and replacing with new	1 Size and depth or thickness stated	1 Brickwork, details stated 2 Blockwork, details stated 3 Stonework, details stated	m ² --- m --- nr	1 Making good with materials other than to match existing, details stated			C5 Work is deemed to include making good to match existing	S6 Method of bonding new to existing
4 Repointing	1 Size and depth of raking out of existing joint	1 Brickwork, details stated 2 Blockwork, details stated 3 Stonework, details stated	m ²	1 Type of pointing			M2 Details stated include bond and size of component	C6 Repointing is deemed to include making good to adjoining work

C40 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
5 Removing stains and the like (nr)	1 > 1.00 m²	1 Concrete	m²	1 Facings	M3 Number of areas is only stated in the description when measured in m²			S8 Special cleaning materials
	2 ≤ 1.00 m²	2 Brickwork 3 Blockwork 4 Stonework	nr	2 Efflorescence 3 Stains 4 Graffiti 5 Vegetation 6 Algae 7 Others; details stated				
6 Cleaning surfaces	1 Concrete 2 Brickwork 3 Blockwork 4 Stonework	1 Facings	m²	1 Washing 2 Abrasive blasting 3 Chemical treatments 4 Others, details stated				S9 Cleaning materials
7 Inserting new wall ties	1 Size and type of tie	1 Brickwork 2 Blockwork 3 Stonework	nr	1 Surface finishes, details stated	M4 Inserting new wall ties is measured here only when executed without demolition			S10 Details of cutting away and making good
8 Re-dressing to new profile	1 Detailed description and size of new profile		m		M5 Work is measured linear where of a continuous nature			
	2 Detailed description and length and size of new profile		nr					
9 Artificial weathering	1 Concrete 2 Brickwork 3 Blockwork 4 Stonework		m²	1 To match existing				

C41 Chemical dpcs to Existing walls

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work relative to the existing layout indicating the existing structure							C1 Works are deemed to include: (a) disposal of materials (b) making good to holes and finishes after injection	S1 Method of operation, where by specific means S2 Damp proof chemicals
CLASSIFICATION TABLE								
1 Chemical damp proof courses	1 Brickwork 2 Blockwork 3 Stonework	1 Thickness of wall stated	m	1 Centres of drilling holes 2 Removing existing finishes				

C50 Repairing/Renovating metal

C51 Repairing/Renovating timber

C52 Fungus/Beetle eradication

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work								
CLASSIFICATION TABLE								
1 Repairing metal 2 Repairing timber	1 Dimensioned description		m ²		M1 The dimensioned description or dimensioned diagram (in conjunction with the Information Provided) must clearly identify all work in exploration, preparation and execution together with the associated works required	D1 Repairing includes renovation or refurbishment		S1 Such information as is appropriate to the repair, renovation or refurbishment of the item
3 Treating existing timber			m nr					S2 Such information as is appropriate to the treatment of timber to eradicate fungus attacks or beetle infestation

D Groundwork

D20 Excavating and filling

Q20 Hardcore/Granular/Cement bound bases/sub-bases to roads/pavings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities or stated as assumed:</p> <p>(a) the ground water level and the date when it was established, defined as the pre-contract water level</p> <p>(b) the ground water level is to be re-established at the time each excavation is carried out and is defined as the post contract water level</p> <p>(c) ground water levels subject to periodic changes due to tidal or similar effects are so described giving the mean high and low water levels</p> <p>(d) details of trial pits or boreholes including their location</p> <p>(e) features retained</p> <p>(f) live over or underground services indicating location</p> <p>(g) pile sizes and layout in accordance with Sections D30 – D32 where applicable</p>								
CLASSIFICATION TABLE								
1 Site preparation	1 Removing trees	1 Girth 600 mm – 1.50 m	nr		M1 Tree girths are measured at a height of 1.00 m above ground		C1 This work is deemed to include: (a) grubbing up roots (b) disposal of materials (c) filling voids	S1 Filling material described
	2 Removing tree stumps	2 Girth 1.50 – 3.00 m 3 Girth > 3.00 m, girth stated			M2 Stump girths are measured at the top			
	3 Clearing site vegetation	4 Description sufficient for identification stated	m²			D1 Site vegetation is bushes, scrub, undergrowth, hedges and trees and tree stumps ≤ 600 mm girth		
	4 Lifting turf for preservation	1 Method of preserving, details stated	m²					

2 Excavating	1 Topsoil for preservation	1 Average depth stated	m ²	1 Commencing level stated where > 0.25 m below existing ground level	M3 The quantities given are the bulk before excavating and no allowance is made for subsequent variations to bulk or for extra space for working space or to accommodate earthwork support M4 Excavating for ground beams not between piles is measured under 2.5 & 6.*.*			
	2 To reduce levels 3 Basements and the like 4 Pits (nr) 5 Trenches, width ≤ 0.30 m 6 Trenches, width > 0.30 m 7 For pile caps and ground beams between piles 8 To bench sloping ground to receive filling	1 Maximum depth ≤ 0.25 m 2 Maximum depth ≤ 1.00 m 3 Maximum depth ≤ 2.00 m 4 and thereafter in 2.00 m stages	m ³					
3 Items extra over any types of excavating irrespective of depth	1 Excavating below ground water level		m ³		M5 If the post contract water level differs from the pre-contract water level the measurements are revised accordingly			
	2 Next existing services	1 Type of service stated	m		M6 To be measured where precautions are specifically required			
	3 Around existing services crossing excavation		nr		D2 Retaining a service is a precaution which is specifically required			
4 Breaking out existing materials		1 Rock 2 Concrete 3 Reinforced concrete 4 Brickwork, blockwork or stonework 5 Coated macadam or asphalt	m ³	1 Extra over any types of excavating irrespective of depth		D3 Rock is any material which is of such size or position that it can only be removed by wedges, special plant or explosives		
5 Breaking out existing hard pavings, thickness stated			m ²					
6 Working space allowance to excavations	1 Reduce levels, basements and the like 2 Pits 3 Trenches 4 Pile caps and ground beams between piles		m ²		M7 Working space is measured where the face of the excavation is < 600 mm from the face of formwork, rendering, tanking or protective walls M8 The area measured is calculated by multiplying the <i>girth of the formwork</i> , rendering, tanking or protective walls by the depth of excavation below the commencing level of the excavation	D4 Backfilling with special materials occurs where selected or treated excavated materials or imported materials are used	C2 Additional earthwork support, disposal, backfilling, work below ground water level and breaking out are deemed to be included	S3 Details of backfilling with special materials

D20/Q20 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
7 Earthwork support	1 Maximum depth ≤ 1.00 m 2 Maximum depth ≤ 2.00 m 3 and thereafter in 2.00 m stages	1 Distance between opposing faces ≤ 2.00 m 2 Distance between opposing faces 2.00 – 4.00 m 3 Distance between opposing faces > 4.00 m	m ²	1 Curved 2 Below ground water level 3 Unstable ground 4 Next to roadways 5 Next to existing buildings 6 Left in	M9 Earthwork support is measured the full depth to all faces of excavation whether or not required except to: (a) face ≤ 0.25 m high (b) sloping faces of excavations where the angle of inclination is $\leq 45^\circ$ from the horizontal (c) faces of excavations which abut existing walls, piers, or other structures M10 Earthwork support below ground water level or in unstable ground is measured from the commencing level of the excavation to the full depth M11 Earthwork support below ground water level is only measured where a corresponding item is measured in accordance with 3.1.0.0 and is adjusted accordingly if the post contract water level is different	D5 Earthwork support is deemed to mean providing everything to uphold the sides of excavation by means other than interlocking steel piling which is measured in Section D32 D6 Earthwork support next to roadways occurs where the horizontal distance from the face supported to the edge of the roadway or footpath is $<$ the depth of the excavated face below the bottom of the edge of the roadway or footpath D7 Earthwork support next to existing buildings occurs where the horizontal distance from the face supported to the nearest part of the foundations of the building, is $<$ the depth of the excavated face below the bottom of the foundations D8 Unstable ground is running silt, running sand, loose gravel and the like	C3 Curved earthwork support is deemed to include any extra costs of curved excavation	
	1 Surface water 2 Ground water		item		M12 An item for disposal of ground water is only measured where a corresponding item is measured in accordance with 4.1, and is adjusted accordingly if the post contract water level is different	D9 Surface water is water on the surface of site and the excavations		
8 Disposal	3 Excavated material	1 Off site 2 On site	m ³	1 Specified locations, details stated 2 Specified handling, details stated	M13 The quantity given for disposal is the bulk before excavating and no allowance is made for subsequent variations to bulk or for extra space to accommodate earthwork support		C4 Any type of excavated or broken out material is deemed to be included	

9 Filling to excavations	1 Average thickness \leq 0.25 m	1 Arising from the excavations	m ³	1 Selected, details stated	M14 Filling is measured as equal to the void filled			S4 Kind and quality of materials
10 Filling to make up levels	2 Average thickness > 0.25 m	2 Obtained from on site spoil heaps		2 Treated, details stated	M15 The average thickness measured for filling is that after compaction			S5 Method of filling and compacting in layers
11 Filling to external planters and the like, position stated		3 Obtained off site, type stated		3 Topsoil	M16 The position of external planters and the like is only stated where not at ground level			
				4 Specified handling, details stated				
12 Surface packing to filling	1 To vertical or battered faces		m ²			D10 Work is only described as battered where the slope > 15° from horizontal		
13 Surface treatments	1 Applying herbicides		m ²		M17 Surface treatments may alternatively be given in the description of any superficial item			S6 Kind and quality of materials and rate of application
	2 Compacting	1 Ground 2 Filling 3 Bottoms of excavations		1 Blinding, material stated	M18 Specific blinding beds are measured as filling 10.*.*.* M19 Concrete blinding beds are measured in Section E10		C5 Compacting is deemed to include levelling and grading to falls and slopes \leq 15° from horizontal	S7 Method of compacting S8 Kind and quality of materials
	3 Trimming	1 Sloping surfaces		1 In rock	M20 Trimming sloping surfaces is only measured where the slope is > 15° from horizontal			
		2 Sides of cuttings 3 Sides of embankments		1 Battered 2 Vertical 3 In rock				
	4 Trimming rock to produce fair or exposed face							
	5 Preparing subsoil for top soil							S9 Method of preparing

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION	
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the general piling layout</p> <p>(b) the positions of different types of piles</p> <p>(c) the positions of the work within the site and of existing services</p> <p>(d) the relationship to adjacent buildings</p> <p>P2 Soil description:</p> <p>(a) the nature of the ground is given in accordance with Section D20 Information Provided</p> <p>(b) where work is carried out near canals, rivers, etc. or tidal waters, the level of the ground in relation to the normal levels of the canal or river etc. or to the mean Spring levels of high and low tidal waters, is stated; flood levels are stated where applicable</p> <p>P3 Commencing levels:</p> <p>(a) the levels from which the work is expected to begin and from which measurements have been taken are stated; irregular ground is so described</p>									
CLASSIFICATION TABLE									
1 Bored piles	1 Nominal diameter stated	1 Total number, commencing surface stated	nr	1 Preliminary piles	M1 Bored and driven depths are measured along the axes of the piles from the commencing surface to the bottom of the shafts of bored piles and to the bottom of the casings of driven piles	D1 Piles comprising a driven light gauge casing which is first filled with concrete and then withdrawn are classed as driven shell piles where the piles are designed for the load to be carried on the concrete	C1 The work is deemed to include concrete placed in excess of the completed length	S1 Kind and quality of materials and mix details	
2 Driven shell piles		2 Total concreted length	m						2 Contiguous bored piles
		3 Total length, maximum depth stated	m						3 Raking, inclination ratio stated
3 Pre-boring driven piles		1 Maximum depth stated	m						
4 Backfilling empty bores		1 Type of backfill material stated	m		M2 Pre-boring is only measured where it is specifically required	D2 Filling such piles is not classed as filling hollow piles in accordance with Section D31:8.1.*.*	C2 Pre-boring is deemed to include grouting up voids between sides of piles and bores	S2 Tests of materials	
5 Items extra over piling	1 Breaking through obstructions		h		M3 Breaking through obstructions is only measured where obstructions are encountered above the founding stratum of the pile			S3 Type of grout	
	2 Enlarging bases for bored piles	1 Diameter of enlarged base stated	nr						C3 The work is deemed to include work below the specified bottom
	3 Enlarging bases for driven shell piles								

6 Permanent casings	1 Internal diameter stated	1 Length \leq 13 m (nr) 2 Length > 13 m (nr)	m	1 Wall thickness of casing stated	M5 Permanent casings are measured from the commencing surface
7 Cutting off tops of piles (nr)	1 Nominal diameter stated	1 Total length	m	1 Tops of permanent casings	
8 Reinforcement to piles	1 Nominal size of bars stated		t		
	2 Nominal size of helical bars stated	1 Nominal diameter of piles stated			
9 Disposal	1 Excavated materials	1 Off site 2 On site	m ³	1 Specified locations, details stated 2 Specified handling, details stated	M6 The volume of disposal of surplus excavated materials is calculated from the nominal cross-sectional size of piles and their lengths measured in accordance with 1 & 2.1.2.* The volume of enlarged bases is added to this calculation
10 Delays	1 Rig standing		h		M7 Delays are only measured where specifically authorised
11 Pile tests	1 Details stated		nr		

C4 Permanent casings are deemed to include driving heads and shoes	S5 Type of material and finish to external surface S6 Details of driving heads and shoes where not at the discretion of the Contractor
C5 Cutting off tops of piles is deemed to include preparation and integration of reinforcement into pile cap or ground beam and disposal	
C6 Reinforcement to piles is deemed to include tying wire, spacers, links and binders which are at the discretion of the Contractor	S7 Kind and quality of materials
C7 Delays are deemed to include associated labour	
	S8 Timing and details of tests

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <ul style="list-style-type: none"> (a) the general piling layout (b) the positions of different types of piles (c) the positions of the work within the site and of existing services (d) the relationship to adjacent buildings <p>P2 Soil description:</p> <ul style="list-style-type: none"> (a) the nature of the ground is given in accordance with Section D20 Information Provided (b) where work is carried out near canals, rivers, etc. or tidal waters, the level of the ground in relation to the normal levels of the canal or river etc. or to the mean Spring levels of high and low tidal waters, is stated; flood levels are stated where applicable <p>P3 Commencing levels</p> <ul style="list-style-type: none"> (a) the levels from which the work is expected to begin and from which measurements have been taken are stated; irregular ground is so described 								
CLASSIFICATION TABLE								
1 Reinforced piles 2 Prestressed piles 3 Reinforced sheet piles 4 Hollow section piles	1 Nominal cross-sectional size stated	1 Total number driven, specified length and commencing surface stated	nr	1 Preliminary piles 2 Raking, inclination stated	M1 The measurement for the total driven depth includes for driving extended piles	D1 The total driven depth is that specifically required by the designer	C1 Driving heads and shoes are deemed to be included	S1 Kind and quality of materials S2 Tests of materials S3 Details of driving heads and shoes
		2 Total driven depth	m		M2 The driven depth is measured from the commencing surface to the bottom of the pile toe along the axis of the pile			
5 Items extra over piling		1 Redriving piles	nr		M3 Redriving piles is only measured where it is specifically required		C2 Pre-boring is deemed to include grouting up voids between sides of piles and bores	S4 Type of grout
6 Pre-boring		1 Maximum depth stated	m		M4 Pre-boring is only measured where it is specifically required			
7 Jetting								
8 Filling hollow piles with concrete		1 Plain	m					S5 Specification of concrete and reinforcement
		2 Reinforced, details stated	m					
9 Pile extensions		1 Total number	nr					
		2 Extension length ≤ 3.00 m	m			C3 Preparing heads, to receive pile extensions is deemed to be included		
		3 Extension length > 3.00 m	m					

10 Cutting off tops of piles (nr)		1 Total length	m				C4 Cutting off tops of piles is deemed to include preparation and integration of reinforcement into pile cap or ground beam and disposal	
11 Disposal	1 Excavated material	1 Off site 2 On site	m ³	1 Specified locations, details stated 2 Specified handling, details stated	M5 The volume of disposal of surplus excavated materials is calculated from the nominal cross-sectional size of piles and their depths measured in accordance with 1 – 4.1.2.*			
12 Delays	1 Rig standing		h		M6 Delays are only measured where they are specifically authorised		C5 Delays are deemed to include associated labour	
13 Pile tests	1 Details stated		nr					S6 Timing and details of tests

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<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the general piling layout</p> <p>(b) the positions of different types of piles</p> <p>(c) the positions of the work within the site and of existing services</p> <p>(d) the relationship to adjacent buildings</p> <p>P2 Soil description:</p> <p>(a) the nature of the ground is given in accordance with Section D20 Information Provided</p> <p>(b) where work is carried out near canals, rivers, etc. or tidal waters, the levels of the ground in relation to the normal levels of the canal or river etc. or to the mean Spring levels of high and low tidal water is stated; flood levels are stated where applicable</p> <p>P3 Commencing levels:</p> <p>(a) the levels from which the work is expected to begin and from which measurements have been taken are stated; irregular ground is so described</p>								
CLASSIFICATION TABLE								
1 Isolated piles	1 Mass per metre and cross-sectional size, or section reference stated	1 Total number driven specified length and commencing surface stated	nr	1 Preliminary piles 2 Raking, inclination ratio stated 3 To be extracted	M1 The measurement of the total driven depths includes for driving extended piles M2 The driven depth is measured from the commencing surface to the bottom of the pile toe along the axis of the pile	D1 The specified length is that specifically required by the designer	C1 The cost of extraction is deemed to be included with piles so described	S1 Kind and quality of materials S2 Tests of materials
		2 Total driven depth	m					
2 Interlocking piles	1 Section modulus and cross-sectional size, or section reference stated	1 Total area of specified length ≤ 14.00 m 2 Total area of specified length 14.00 – 24.00 m 3 Total area of specified length > 24.00 m	m²		M3 The following separate items are required for each group of interlocking piles: (a) one or more items for the total area of the group of piles divided into the ranges of specified lengths given in 2.1.1–3.* (b) an item for the total driven area of the group of piles M4 The areas of items for interlocking piles are calculated by multiplying the mean undeveloped horizontal lengths of the pile walls formed (including lengths occupied by special piles) by the depths measured in accordance			
		4 Total driven area						

					with the definitions of driven depths in the case of items for the driven areas and by the lengths measured in accordance with the definition of lengths in the case of items for the specified areas of piles		
3 Items extra over interlocking piles	1 Corners 2 Junctions 3 Closures 4 Tapers	1 Type stated	m		M5 The length measured for items extra over is the total length		
4 Isolated pile extensions	1 Mass per metre and cross-sectional size, or section reference stated	1 Total number	nr	1 Preliminary piles	M6 Separate items are required for the length of pile extensions and for the number of pile extensions	C2 The cost of extraction is deemed to be included with piles so described	
5 Interlocking pile extensions	2 Section modulus and cross-sectional size, or section reference stated	2 Extension length ≤ 3.00 m 3 Extension length > 3.00 m	m	2 Raking, inclination ratio stated 3 To be extracted 4 Using materials arising from cutting off surplus lengths of other piles		C3 Pile extensions are deemed to include the work necessary to attach the extension to the pile	
6 Cutting off surplus from specified lengths	1 Mass per metre and cross-sectional size, or section reference stated 2 Section modulus and cross-sectional size, or section reference stated	1 Isolated piles (nr) 2 Interlocking piles (nr)	m m	1 Preliminary piles 2 Raking, inclination ratio stated	M7 The length measured is the surplus length of each pile	C4 Cutting off surplus from specified lengths of piles is deemed to include provision and filling of working space and disposal	
7 Cutting interlocking piles to form holes	1 Dimensioned description		nr				
8 Delays	1 Rig standing	1 Isolated piles 2 Interlocking piles	h		M8 Delays are only measured where specifically authorised	C5 Delays are deemed to include associated labour	
9 Pile tests	1 Details stated		nr				S3 Timing and details of tests

D40 Diaphragm walling

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<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the arrangement of diaphragm walls and their relationship to surrounding buildings</p> <p>(b) the depths, lengths and thicknesses of diaphragm walls</p> <p>P2 Soil description:</p> <p>(a) the nature of the ground is given in accordance with Section D20 Information Provided</p> <p>(b) where work is carried out near canals, rivers, etc. or tidal waters, the level of the ground in relation to the normal level of the canal or river etc. or to the mean Spring levels of high and low tidal waters is stated; flood levels are stated where applicable</p> <p>P3 Commencing levels:</p> <p>(a) the levels from which the work is expected to begin and from which measurements have been taken are stated</p> <p>(b) irregular ground is so described</p>								
CLASSIFICATION TABLE								
1 Excavation and disposal	1 Thickness of wall stated	1 Maximum depth stated	m ³		M1 The volume of excavation and disposal is calculated using the nominal lengths and depths of the walls. The depths are taken from the commencing surface		S1 Details of support fluid S2 Limitations on method of disposal	
2 Items extra over excavation	1 Breaking out existing materials	1 Rock 2 Concrete	m ³					
	2 Breaking out existing hard pavings, thickness stated	3 Reinforced concrete 4 Brickwork, blockwork or stonework 5 Coated macadam or asphalt	m ²					
3 Backfilling empty trench	1 Type of fill material stated		m ³					
4 Concrete	1 Thickness of wall stated		m ³	M2 Concrete volume is measured net except that deductions are not made for the following: (a) reinforcement (b) steel sections of area ≤ 0.50 m ² (c) cast in accessories (d) voids ≤ 0.05 m ³ in volume		S3 Materials and mix details S4 Tests		

5 Reinforcement				M3 Reinforcement is measured in accordance with Section E30 and the mass measured includes that of stiffening, lifting and supporting steel cast in where specifically required	
6 Cutting off to specified level	1 Thickness of wall stated		m		C1 Cutting off to specified level is deemed to include provision and filling of working space and disposal
7 Trimming and cleaning face of diaphragm wall	1 Details stated		m ²		
8 Waterproofed joints	1 Type and method stated		m	M4 Waterproofed joints are only measured where they are specifically required	
9 Guide walls	1 One side 2 Both sides	1 Limitations on design and construction stated	m	M5 The lengths measured for guide walls are those of the diaphragm walls M6 The extent to which excavation, disposal, support, concrete, reinforcement, formwork, and the like are to be included is stated in the item description	
10 Ancillary work in connection with diaphragm walling	1 Preparing cast in pockets or chases at junctions, details stated		item		C2 Preparing cast in pockets or chases is deemed to include removing formwork and preparing cast in reinforcement
	2 Excavating temporary backfill		m ³		
	3 Removal of guide walls	1 One side 2 Both sides	m	M7 The lengths measured for guide walls are those of the diaphragm walls	C3 Removal of guide walls is deemed to include disposal
11 Delays	1 Rig standing		h	M8 Delays are only measured where they are specifically authorised	S5 Limitations on method of disposal
12 Tests	1 Details stated		nr		S6 Timing and details of tests

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P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the location and extent of the work (b) details of the existing structure to be underpinned P2 Information regarding the nature of excavation work is described in accordance with Section D20 Information Provided P3 The limit of length carried out in one operation and the number of sections the Contractor is permitted to undertake at one time								
CLASSIFICATION TABLE								
1 Temporary support for existing structures	1 Particular requirements stated		item					S1 Details of making good
2 Excavating	1 Preliminary trenches 2 Underpinning pits	1 Maximum depth ≤ 0.25 m 2 Maximum depth ≤ 1.00 m 3 Maximum depth ≤ 2.00 m 4 and thereafter in 2.00 m stages	m ³	1 Curved 2 From one side only 3 From both sides	M1 Width allowances are related to the total depth of excavation measured from the top of the preliminary trench to the base of the underpinning pit as follows: (a) 1 m where the total depth is ≤ 1.5 m (b) 1.5 m where the total depth is 1.5 – 3m (c) 2 m where the total depth is > 3 m M2 The width of a preliminary trench is calculated as the sum of any projection of the retained foundation beyond the face of the wall plus any projection of the underpinning beyond the face of the retained foundation plus the width allowance M3 The width of an underpinning pit is calculated as the sum of the width of retained foundation plus any projection of the underpinning beyond the face of the retained foundation plus the width allowance	D1 Preliminary trenches extend down to the underside of existing foundations D2 Underpinning pits extend from the underside of existing foundations down to the base of the underpinning excavation		
3 Items extra over any type of excavating irrespective of depth					M4 Items extra over are measured in accordance with Section D20:3-5.*.*.*			

4 Earthwork support	1 Preliminary trenches 2 Underpinning pits		m ²	M5 Earthwork support is measured in accordance with Section D20:7.*.*.* M6 Earthwork support to underpinning pits is measured to the back, front and both ends of the underpinning pits and also between each section of the underpinning			
5 Cutting away existing projecting foundations	1 Masonry 2 Concrete	1 Maximum width and depth of projection stated	m				
6 Preparing the underside of the existing work to receive the pinning up of the new work	1 Width of existing work stated		m				
7 Disposal				M7 Disposal of water and excavated material are measured in accordance with Section D20:8.*.*.*			
8 Filling				M8 Filling is measured in accordance with Section D20:9 & 10.*.*.*			
9 Surface treatments				M9 Surface treatments are measured in accordance with Section D20:13.*.*.*			
10 Concrete 11 Formwork 12 Reinforcement 13 Brickwork 14 Tanking				M10 Concrete, formwork, reinforcement, brickwork and tanking are measured in accordance with the appropriate Work Sections			

E In situ concrete/Large precast concrete

E10 In situ concrete

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<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <ul style="list-style-type: none"> (a) the relative positions of concrete members (b) the size of members (c) the thickness of slabs (d) the permissible loads in relation to casting times 				<p>M1 Concrete volume is measured net except that deductions are not made for the following:</p> <ul style="list-style-type: none"> (a) reinforcement (b) steel sections of area $\leq 0.50 \text{ m}^2$ (c) cast in accessories (d) voids $\leq 0.05 \text{ m}^3$ in volume (except voids in troughed and coffered slabs) 		<p>C1 Concrete is deemed to include finishing as struck from basic finish formwork or with a non-mechanical tamped finish unless otherwise required under worked finishes</p>	<p>S1 Kind and quality of materials and mix details</p> <p>S2 Tests of materials and finished work</p> <p>S3 Measures to achieve watertightness</p> <p>S4 Limitations on method, sequence, speed or size of pouring</p> <p>S5 Methods of compaction and curing</p>
CLASSIFICATION TABLE							
1 Foundations 2 Ground beams 3 Isolated foundations			m ³	1 Reinforced 2 Reinforced > 5% 3 Sloping $\leq 15^\circ$ 4 Sloping > 15° 5 Poured on or against earth or unblinded hardcore	<p>M2 The thickness range stated in descriptions excludes projections and recesses</p> <p>M3 The thickness range stated of coffered and troughed slabs is measured overall</p>		
4 Beds 5 Slabs 6 Coffered and troughed slabs 7 Walls 8 Filling hollow walls	1 Thickness $\leq 150 \text{ mm}$ 2 Thickness 150 – 450 mm 3 Thickness > 450 mm			1 Reinforced 2 Reinforced > 5%		<p>D1 Foundations include attached column bases and attached pile caps</p> <p>D2 Isolated foundations include isolated column bases, isolated pile caps and machine bases</p> <p>D3 Beds include:</p> <ul style="list-style-type: none"> (a) blinding beds (b) plinths (c) thickenings of beds <p>D4 Slabs include:</p> <ul style="list-style-type: none"> (a) attached beams and beam casings whose depth is \leq three times their width (depth measured below the slab) (b) column drop heads <p>D5 Coffered and troughed slabs include margins whose width is $\leq 500 \text{ mm}$. Wider margins are included with ordinary slabs</p> <p>D6 Walls include attached columns and piers</p>	
9 Beams 10 Beam casings	1 Isolated 2 Isolated deep 3 Attached deep						<p>S6 Requirement for beds to be laid in bays</p>

11 Columns	
12 Column casings	
13 Staircases	
14 Upstands	
15 Items extra over the in situ concrete in which they occur	1 Working around heating panels
	2 Monolithic finishes, thickness stated
16 Grouting	1 Stanchion bases 2 Grillages
17 Filling	1 Mortices
	2 Holes, (nr)
	3 Chases > 0.01 m ²
	4 Chases ≤ 0.01 m ²

m ³		M4 Columns are only measured as such when isolated and when their length on plan is ≤ four times their thickness	D7 Deep beams and beam casings are those whose depth (measured below the slab where attached) is > three times their width
			D8 Staircases include landings and strings
m ²	1 Top surface sloping ≤ 15° 2 Top surface sloping > 15°	M5 The area measured is the system area	D9 Upstands exclude kickers
			D10 Monolithic finishes include those which are cast onto concrete by lining formwork
nr			
nr			
m ³			
m ³			
m			

E11 Gun applied concrete

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P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the relative positions of gun applied concrete members (b) the permissible loads in relation to casting times								
CLASSIFICATION TABLE								
1 Slabs	1 Thickness stated	1 Tops	m ²	1 Curved	M1 Reinforcement is measured in Section E30			S1 Kind and quality of materials S2 Preparatory work S3 Method of application and finish
2 Walls		2 Soffits						
3 Beams								
4 Columns								

E20 Formwork for in situ concrete

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the relative positions of concrete members</p> <p>(b) the size of members</p> <p>(c) the thickness of slabs</p> <p>(d) the permissible loads in relation to casting times</p>					<p>M1 Except where otherwise stated, formwork is measured to concrete surfaces of the finished structure which require temporary support during casting</p> <p>M2 Curved work is so described with the radii stated</p>	<p>D1 Plain formwork surfaces are those which contain no steps, rebates, pockets or other discontinuities</p> <p>D2 Formwork left in is that which is not designed to remain in position but is nonetheless impossible to remove</p> <p>D3 Permanent formwork is that which is designed to remain in position</p>	<p>C1 Formwork is deemed to include adaptation to accommodate projecting pipes, reinforcing bars and the like</p> <p>C2 Formwork is deemed to include all cutting, splayed edges and the like</p>	<p>S1 Kind and quality of materials and propping requirements for permanent formwork</p> <p>S2 Basic finish where not at the discretion of the Contractor</p>
CLASSIFICATION TABLE								
<p>1 Sides of foundations</p> <p>2 Sides of ground beams and edges of beds</p> <p>3 Edges of suspended slabs</p> <p>4 Sides of upstands</p> <p>5 Steps in top surfaces</p> <p>6 Steps in soffits</p> <p>7 Machine bases and plinths</p>	<p>1 Plain vertical</p> <p>2 Dimensioned description</p>	<p>1 Height > 1.00 m</p> <p>2 Height ≤ 250 mm</p> <p>3 Height 250 – 500 mm</p> <p>4 Height 500 mm – 1.00 m</p>	<p>m²</p> <p>m</p>	<p>1 Left in</p> <p>2 Permanent</p>	<p>M3 Passings of ground beams are not deducted from area of formwork</p>	<p>D4 Foundations include bases and pile caps</p> <p>D5 Edges of suspended slabs exclude those associated with attached beams at slab perimeters</p>		
<p>8 Soffits of slabs</p> <p>9 Soffits of landings (nr)</p>	<p>1 Slab thickness ≤ 200 mm</p> <p>2 and thereafter in 100 mm stages</p>	<p>1 Horizontal</p> <p>2 Sloping ≤ 15°</p> <p>3 Sloping > 15°</p>	<p>m²</p>	<p>1 Height to soffit ≤ 1.50 m</p> <p>2 and thereafter in 1.50 m stages</p> <p>3 Left in</p> <p>4 Permanent</p>	<p>M4 Voids ≤ 5.00 m² irrespective of location are not deducted from the area measured</p> <p>M5 Soffits of coffered or troughed slabs are measured as if to a plain surface</p> <p>M6 The thickness stated of the coffered or troughed slabs is measured overall</p> <p>M7 Top formwork is measured for surfaces sloping > 15° or where otherwise specifically required</p>	<p>D6 Formwork to soffits of slabs includes formwork to landings occurring at floor levels</p> <p>D7 Soffits of coffered or troughed slabs include margins which are ≤ 500 mm wide</p>		
<p>10 Soffits of coffered or troughed slabs</p>	<p>1 Size of mould and profile, centres of mould, and slab thickness stated</p>			<p>1 Left in</p> <p>2 Permanent</p>				
<p>11 Top formwork</p>								

E20 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
12 Walls		1 Vertical 2 Battered	m ²	1 Height > 3.00 m above floor level 2 Interrupted 3 To one side only, wall thickness and background to other side stated 4 Left in 5 Permanent to both sides 6 Permanent to one side only, wall thickness and background to other side stated	M8 Voids ≤ 5.00 m ² irrespective of location are not deducted from the area measured for walls M9 The area measured for walls whose height is > 3.00 m includes the area below 3.00 m high M10 The area of wall kickers is not deducted	D8 Walls include isolated columns and column casings whose length on plan is > four times their thickness		
13 Beams (nr) 14 Beam casings (nr) 15 Columns (nr) 16 Column casings (nr)	1 Attached to slabs 2 Attached to walls 3 Isolated	1 Regular shaped, shape stated 2 Irregular shaped, dimensioned diagram	m ² m	1 Height to soffit ≤ 1.50 m and thereafter in 1.50 m stages 3 Left in 4 Permanent	M11 Passings of subsidiary beams or other projections are not deducted from areas of formwork but such intersections are deemed to constitute the commencement of an additional member M12 Formwork to edges of suspended slabs associated with attached beams at slab perimeters is included with the measurement of the formwork to such beams M13 Recesses, ribs or rebates which occur in beam or column formwork measured in accordance with 13 – 16.*.2.* are included in the measurement of such formwork	D9 Where a downstand beam is formed by temporary formwork but the slab is supported by permanent formwork the downstand beam is regarded as an isolated beam D10 Regular shaped includes rectangular, circular, hexagonal or other definable regular shape	C3 Formwork to beams, columns and casings is deemed to include ends	
17 Recesses (nr) 18 Nibs (nr) 19 Rebates (nr)	1 Dimensioned description		m	1 Extra over the formwork in which they occur 2 Left in 3 Permanent	M14 Recesses, ribs and rebates are only measured as extra over on superficial items of formwork		C4 Formwork to recesses is deemed to include ends	
20 Extra over a basic finish for formed finishes	1 Slabs 2 Walls 3 Beams 4 Columns 5 Others, stated		m ²			D11 Formed finishes are those where a finish other than a basic finish is required		S3 Details of formed finishes

21 Wall kickers			m	1 Left in	M15 Formwork to wall kickers is measured along the centre line of the wall and is deemed to include both sides			Sl Height where specifically required
22 Suspended wall kickers				2 Permanent				
23 Wall ends, soffits and steps in walls	1 Plain	1 Width > 1.00 m	m ²					
24 Openings in walls	2 Dimensioned description	2 Width ≤ 250 mm	m					
		3 Width 250 – 500 mm						
		4 Width 500 mm – 1.00 m						
25 Stairflights (nr)	1 Width of stairflight stated, waist and risers described	1 String, width stated	m	1 Left in	M16 Lengths of stairflights are measured between top and bottom nosings		C5 Formwork to stairflights is deemed to include soffits, risers and strings	
		2 String, dimensioned diagram		2 Permanent	M17 Widths are measured overall			
	2 Dimensioned diagram			3 Junction with wall				
26 Mortices	1 Girth ≤ 500 mm	1 Depth ≤ 250 mm	nr	1 Rectangular		D12 Mortices include pockets		
27 Holes	2 Girth 500 mm – 1.00 m	2 Depth 250 – 500 mm		2 Circular		D13 Holes are those ≤ 5.00 m ²		
	3 and thereafter in 1.00 m stages	3 Depth 500 mm – 1.00 m		3 Irregular shape, dimensioned description				
		4 Depth > 1.00 m depth stated		4 Left in				
				5 Permanent				
28 Complex shapes		1 Dimensioned description	nr	1 Left in				
		2 Dimensioned diagram		2 Permanent				

E30 Reinforcement for in situ concrete

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the relative positions of concrete members (b) the size of members (c) the thickness of slabs (d) the permissible loads in relation to casting times								S1 Kind and quality of materials S2 Details of tests S3 Bending restrictions
CLASSIFICATION TABLE								
1 Bar	1 Nominal size stated	1 Straight 2 Bent 3 Curved	t	1 Horizontal, length 12.00 – 15.00 m 2 and thereafter in 3.00 m stages 3 Vertical, length 6.00 – 9.00 m 4 and thereafter in 3.00 m stages	M1 The weight of bar reinforcement excludes surface treatments and rolling margin M2 The stage lengths in the fourth column are the lengths before bending	D1 Horizontal bars include bars sloping $\leq 30^\circ$ from horizontal D2 Vertical bars include bars sloping $> 30^\circ$ from horizontal	C1 Bar reinforcement is deemed to include hooks and tying wire, and spacers and chairs which are at the discretion of the Contractor	
		4 Links						
2 Spacers and chairs	1 Dimensioned description		t		M3 Spacers, chairs and special joints are measured only where they are not at the discretion of the Contractor			
3 Special joint	2 Nominal size and type stated		nr					
4 Fabric	1 Mesh reference and weight per m ² stated		m ²	1 Bent 2 Strips in one width, width stated	M4 The area measured for fabric excludes laps. M5 Voids ≤ 1.00 m ² in area are not deducted		C2 Fabric reinforcement is deemed to include laps, tying wire, all cutting and bending, and spacers and chairs which are at the discretion of the Contractor C3 Bent fabric reinforcement is deemed to include that wrapped around steel members	S4 Minimum laps

E31 Post tensioned reinforcement for in situ concrete

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: <ul style="list-style-type: none"> (a) the relative positions of concrete members (b) the size of members (c) the thickness of slabs (d) the permissible loads in relation to casting times 								
CLASSIFICATION TABLE								
1 Members tensioned (nr)	1 Dimensioned description		nr	1 Composite construction	M1 Post tensioning is measured by the number of tendons in identical members			S1 Number, length, material and size of wires in tendons S2 Ducts, vents and grouting S3 Anchorages and end treatment S4 Stressing sequence, transfer stress, initial stress S5 Limitation on propping

E40 Designed joints in in situ concrete

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					M1 Construction joints located at the discretion of the Contractor are not measured			S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Plain 2 Formed 3 Cut	1 Width or depth ≤ 150 mm 2 and thereafter in 150 mm stages	1 Dimensioned description	m	1 Curved	M2 The width or depth of joints is measured overall	D1 Plain joints are those which do not require formwork	C1 Formed joints are deemed to include formwork	S2 Details of fillers, waterstops, dowels, backing strips and reinforcement crossing joints
4 Sealants							C2 Work is deemed to include preparation, cleaners, primers and sealers	S3 Method of application S4 Preparation of contact surfaces, cleaners, primers and sealers
5 Angles in waterstops 6 Intersections in waterstops			nr		M3 Angles and intersections are measured only where they are welded or purpose made			

E41 Worked finishes/Cutting to in situ concrete

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions				M1 Curved work is so described			
CLASSIFICATION TABLE							
1 Tamping by mechanical means 2 Power floating 3 Trowelling 4 Hacking 5 Grinding 6 Sandblasting 7 Finishings achieved by other means			m ²	1 Sloping 2 Falls 3 Crossfalls 4 Soffits			S1 Description of finish required and method of achieving where not at the discretion of the Contractor
8 Cutting chases 9 Cutting rebates	1 Depth ≤ 50 mm 2 Depth 50 – 100 mm 3 Depth 100 – 150 mm 4 Depth > 150 mm, depth stated		m	1 Specific width stated 2 Making good 3 In reinforced concrete	M2 Width is required to be stated only where there is a specific width requirement		
10 Cutting mortices 11 Cutting holes	1 Depth ≤ 100 mm 2 Depth 100 – 200 mm 3 Depth 200 – 300 mm 4 Depth > 300 mm, depth stated		nr	1 Specific cross sectional size stated 2 Making good 3 In reinforced concrete	M3 Cross sectional size is required to be stated only where there is a specific cross sectional size requirement		

E42 Accessories cast into in situ concrete

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the relative positions of concrete members (b) the size of members (c) the thickness of slabs (d) the permissible loads in relation to casting times								
CLASSIFICATION TABLE								
1 Type or name stated		1 Dimensioned description	m ² --- m --- nr	1 Spacing dimensions stated	M1 Cast-in accessories are normally measured by number (nr). Linear or area measure may be used provided that any appropriate spacing dimensions are given in descriptions	D1 Cast-in accessories exclude reinforcement, tying wire, distance blocks, spacers, chairs, structural steelwork, hollow blocks, filler blocks, permanent formwork, joints and all components around which concrete is cast, but which are not fixed by the Contractor		S1 Kind and quality of materials and sizes or manufacturer's reference

- E50** Precast concrete large units
F31 Precast concrete sills/lintels/copings/features
H40 Glass reinforced cement cladding/features
H50 Precast concrete slab cladding/features
K33 Concrete/Terrazzo partitions

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is either shown on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: <ul style="list-style-type: none"> (a) details of precast concrete members showing stressing arrangements (b) full details of anchorages, ducts, sheathing and vents (c) the relative positions of concrete members (d) the size of members (e) the thickness of slabs (f) the permissible loads 								
CLASSIFICATION TABLE								
1 Type or name stated	1 Dimensioned description	1 Floor units, length stated	nr	1 Reinforcement, details stated 2 Cast-in accessories, details stated	M1 Precast units are normally measured by number (nr). Linear measurement may be used where the length of units is at the discretion of the Contractor, where the individual units are of an identical standard length, or where otherwise identical units vary in their length. In these cases the number of units is stated M2 Where floor units are of the same length they may be measured in square metres and grouped together stating length		C1 Precast units are deemed to include moulds, reinforcement, bedding, fixings, temporary supports, cast-in accessories and pretensioning	S1 Kind and quality of materials and mix details S2 Tests of materials and finished work S3 Methods of compaction and curing S4 Bedding and fixing S5 Surface finishes S6 Kind and quality of pretensioning materials, spacing and stresses
	2 Dimensioned description (nr)		m					
	3 Dimensioned description		m ²					
2 Items extra over the units on which they occur	1 Angles 2 Fair ends 3 Stoolings 4 Others, details stated		nr		M3 Where units are measured linear, angles, fair ends, stoolings and the like are enumerated as extra over the units			
3 Joints	1 Dimensioned profile description	1 Sizes of filling and sealants stated	m		M4 Enumerated joints may be given in the description of the precast items in which they occur			S7 Kind and quality of materials
	2 Dimensioned description		nr					

E60 Precast/Composite concrete decking

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bill of quantities: (a) details of purpose-made, prestressed concrete members showing stressing arrangements (b) full details of anchorages, ducts, sheathing and vents (c) the relative positions of concrete members (d) the size of members (e) the thickness of slabs (f) the permissible loads					M1 The thickness stated for composite slabs is measured overall M2 Composite slabs are measured over margins ≤ 500 mm wide M3 Margins > 500 mm wide are measured as ordinary slabs in Sections E10, E20 and E30	D1 Composite slabs include margins ≤ 500 mm wide, wider margins are included with ordinary slabs	C1 Composite slabs are deemed to include solid concrete work and filling ends	S1 Kind and quality of materials, sizes and spacings of planks and blocks S2 Top finish S3 Soffit finish S4 Margins S5 Formwork S6 Reinforcement and prestressing arrangements
CLASSIFICATION TABLE								
1 Composite slabs	1 Thickness stated		m²	1 Sloping ≤ 15° 2 Sloping > 15°				
2 Formwork					M4 Formwork to in situ component of work is measured in accordance with Section E20			
3 Reinforcement					M5 Reinforcement to in situ component of work is measured in accordance with Section E30			

F Masonry

F10 Brick/Block walling

F11 Glass block walling

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) Plans of each floor level and principal sections showing the position of and the materials used in the walls</p> <p>(b) External elevations showing the materials used</p>				<p>M1 Brickwork and blockwork unless otherwise stated are measured on the centre line of the material</p> <p>M2 No deductions are made for the following:</p> <p>(a) voids $\leq 0.10 \text{ m}^2$</p> <p>(b) flues, lined flues and flue blocks where voids and work displaced are together $\leq 0.25 \text{ m}^2$</p> <p>M3 Deductions for string courses, lintels, sills, plates and the like are measured as regards height to the extent only of full brick or block courses displaced and as regards depth to the extent only of full half brick beds displaced</p> <p>M4 Curved work is so described with the radii stated</p>	<p>D1 Thickness stated is nominal thickness unless defined otherwise below</p> <p>D2 Facework is any work in bricks or blocks finished fair</p> <p>D3 Work is deemed vertical unless otherwise described</p> <p>D4 Walls include skins of hollow walls</p>	<p>C1 Brickwork and blockwork are deemed to include:</p> <p>(a) extra materials for curved work</p> <p>(b) all rough and fair cutting</p> <p>(c) forming rough and fair grooves, throats, mortices, chases, rebates and holes, stops and mitres</p> <p>(d) raking out joints to form a key</p> <p>(e) labours in eaves filling</p> <p>(f) labours in returns, ends and angles</p> <p>(g) centering</p>	<p>S1 Kind, quality and size of bricks or blocks</p> <p>S2 Type of bond</p> <p>S3 Composition and mix of mortar</p> <p>S4 Type of pointing</p> <p>S5 Method of cutting where not at the discretion of the Contractor</p>
CLASSIFICATION TABLE							
<p>1 Walls</p> <p>2 Isolated piers</p> <p>3 Isolated casings</p> <p>4 Chimney stacks</p>	<p>1 Thickness stated</p> <p>2 Facework one side, thickness stated</p> <p>3 Facework both sides, thickness stated</p>	<p>1 Vertical</p> <p>2 Battering</p> <p>3 Tapering, one side</p> <p>4 Tapering, both sides</p>	<p>m²</p> <p>1 Building against other work</p> <p>2 Bonding to other work</p> <p>3 Used as formwork, details of temporary strutting stated</p> <p>4 Building overhand</p>	<p>M5 Building against other work and bonding to other work is measured where the other work is existing or consists of a differing material</p>	<p>D5 Battering walls are sloping walls with parallel sides</p> <p>D6 Tapering walls are walls of diminishing thickness</p> <p>D7 Thickness stated for tapering walls is mean thickness</p> <p>D8 Isolated piers are isolated walls whose length on plan is \leq four times their thickness, except where caused by openings</p>	<p>C2 Brickwork and blockwork bonded to another material is deemed to include extra material for bonding</p>	

5 Projections	1 Width and depth of projection stated	1 Vertical 2 Raking 3 Horizontal	m			U9 Projections are attached piers (whose length on plan is \leq four times their thickness), plinths, oversailing courses and the like
6 Arches (nr)	1 Height on face, thickness and width of exposed soffit and shape of arch stated		m		M6 Arches are measured the mean girth or length on face	
7 Isolated chimney shafts and the like (nr)	1 Thickness stated	1 Size on plan, shape and overall height stated	m ²	1 Building from outside scaffolding		
8 Boiler seatings	1 Thickness stated		m ²			
9 Flue linings					M7 Non brick masonry flue linings are measured in Section F30:11.1.0.0	
10 Boiler seating kerbs	1 Shape and size stated		m			
11 Items extra over the work in which they occur	1 Specials, dimensioned description	1 Reveals 2 Angles 3 Intersections	m			
12 Closing cavities	1 Width of cavity and method of closing stated	1 Vertical 2 Raking 3 Horizontal	m			
13 Facework ornamental bands and the like, type stated	1 Flush 2 Sunk, depth of set back stated 3 Projecting, depth of set forward stated	1 Vertical, width stated 2 Raking, width stated 3 Horizontal, width stated 4 Others, details stated	m	1 Extra over the work in which they occur 2 Entirely of stretchers 3 Entirely of headers 4 Building overhand		D10 Radii stated are mean radii on face D11 Facework ornamental bands and the like are brick-on-edge bands, brick-on-end bands, basket pattern bands, moulded or splayed plinth cappings, moulded string courses, moulded cornices and the like
14 Facework quoins	1 Flush 2 Sunk, depth of set back stated 3 Projecting, depth of set forward stated	1 Mean girth stated	m	1 Extra over the work in which they occur 2 Cut and rubbed 3 Rusticated 4 Tile inserts included 5 Building overhand	M8 Facework quoins are measured on the vertical angle	D12 Facework quoins are formed with facing bricks which differ in kind or size from the general facings
						S6 Method of jointing quoins to brick or blockwork

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
15 Facework sills 16 Facework thresholds 17 Facework copings 18 Facework steps	1 Dimensioned description	1 Vertical 2 Raking 3 Horizontal 4 Others, details stated	m	1 Extra over the work in which they occur 2 Building overhand 3 Set weathering				S7 Method of forming sills, thresholds, copings and steps
19 Facework tumbings to buttresses 20 Facework key blocks 21 Facework corbels 22 Facework bases to pilasters 23 Facework cappings to pilasters 24 Facework cappings to isolated piers		1 Extra over the work in which they occur	nr					
25 Bonding to existing	1 Thickness of new work stated		m					
26 Surface treatments	1 Type and purpose stated	1 Type of wall stated	m ²			D13 This item does not include application of materials to the wall		

- F20 Natural stone rubble walling**
F21 Natural stone/ashlar walling/dressings
F22 Cast stone walling/dressings

INFORMATION PROVIDED	MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) plans of each floor level and principal sections showing the position of and the materials used in the walls</p> <p>(b) external elevations showing the materials used</p>	<p>M1 Stonework is measured according to mean dimensions</p> <p>M2 No deduction is made for:</p> <p>(a) voids $\leq 0.10 \text{ m}^2$</p> <p>(b) flues, lined flues and flue blocks where voids and work displaced are together $\leq 0.25 \text{ m}^2$</p> <p>M3 Linear and enumerated items shall identify grooves, throats, flutes, rebates, cutting and mortices</p> <p>M4 Curved work is so described with the radii stated</p>	<p>D1 The thickness stated is the nominal thickness except where defined otherwise below</p> <p>D2 Stone dressings are those in walls of other materials</p> <p>D3 Dimensioned diagrams are given unless a written description is sufficient for full clarity</p> <p>D4 Work is deemed vertical unless otherwise described</p>	<p>C1 The work is deemed to include:</p> <p>(a) extra stone for joints</p> <p>(b) extra materials for curved work</p> <p>(c) mortices, (other than linear items) holes, stops and arrises</p> <p>(d) raking out joints to form key</p> <p>(e) metal cramps, slate dowels, metal dowels, lead plugs and the like</p> <p>(f) labours in eaves filling</p> <p>(g) labours in returns, ends and angles</p> <p>(h) dressed margins to rubble work</p> <p>(i) levelling uncoursed work</p> <p>(k) templates and patterns</p> <p>(l) rough and fair square cutting</p>	<p>S1 Kind and quality of materials and, for rubble walling, whether of random or squared stones, built with or without mortar and where coursed the average height of the courses or maximum and minimum heights of diminishing course</p> <p>S2 Coatings to backs of stones</p> <p>S3 Coatings to surface of finished work</p> <p>S4 Cleaning on completion</p> <p>S5 Composition and mix of mortar</p> <p>S6 Type of pointing</p> <p>S7 Method of jointing together and fixing</p> <p>S8 Thickness, mix and colour of the facing material to cast stonework</p> <p>S9 Stones not set on their natural bed</p> <p>S10 Type and positioning of metal cramps, slates, dowels, metal dowels, lead plugs and the like</p>

F20/F21/F22 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
1 Walls 2 Chimney stacks	1 Thickness stated	1 Vertical 2 Battering 3 Tapering, one side 4 Tapering, both sides	m ²	1 Blocks > 1.50 m long 2 Blocks > 0.50 m ³ 3 Stone dressings 4 Faced one side 5 Faced both sides 6 Building against other work 7 Building against other battered work	M5 Building against other work and bonding to other work is measured where the other work is existing or consists of a differing material	D5 Battering walls are sloping walls with parallel sides D6 Tapering walls are walls of diminishing thickness D7 Thickness stated for tapering walls is mean thickness D8 Walls include skins of hollow walls	C2 Battering and tapering walls are deemed to include the extra materials required C3 Work is deemed to include extra material for bonding	S11 Method of bonding to backing S12 Type and spacing of fixing and method of securing to backing
3 Isolated columns 4 Attached columns	1 Dimensioned description		m	8 Bonding to other work 9 Sunk to entasis, greatest size stated 10 Plain 11 Sunk 12 Circular 13 Circular-circular 14 Rusticated or fluted 15 Used as formwork, details of temporary strutting stated		D9 Columns are walls whose length on plan is ≤ four times their thickness, except where caused by openings D10 Attached columns include attached piers and pilasters D11 The dimensioned description stated for attached columns refers to the projection only		
5 Vaulting	1 Thickness and type stated		m ²	16 With stoolings (nr)				
6 Lintels 7 Sills 8 Mullions 9 Transoms	1 Dimensioned description 2 Dimensioned diagram		m	17 Band courses with returned ends (nr) 18 Building overhand				
10 Quoin stones 11 Jamb stones	1 Attached 2 Attached with different finish, type of finish stated 3 Isolated	1 Dimensioned description	m		M6 Quoins and jambs are measured on the vertical angle	D12 Attached stones are those attached to the same type of stone walling D13 Isolated stones are those attached to another form of construction		
12 Slab architraves 13 Slab surrounds to openings	1 Dimensioned description		m			D14 Slabs are those which are not bonded to their surrounding work		

F20/F21/F22 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
33 Special purpose stones	1 Function stated	1 Plain cuboid, dimensions stated 2 Dimensioned description	nr		M11 Descriptions of stones are given as the smallest block from which each item can be obtained having regard in the case of natural stone to the plane in which the stone is required to be laid with relation to its quarry bed. The dimensions are taken over one mortar bed and one mortar joint			
34 Carvings 35 Sculptures	1 Character of work stated	1 Component drawing	nr	1 Providing models			C4 Carvings and sculptures are deemed to include: (a) selecting blocks of stone for size and quality (b) boasting for carving (c) working mouldings or similar members	
36 Centering	1 Arches 2 Tracery 3 Projecting masonry 4 Vaulting	1 Dimensioned description	nr	1 Sloping soffits 2 Maximum support height 3.00 – 4.50 m 3 and thereafter in 1.50 m stages 4 Left in	M12 A dimensioned description of centering gives the shape and width of the surface to be supported, the span of the soffit, and, in the case of arches, whether segmental, semicircular, invert and the like, stating the rise		C5 Centering is deemed to include: (a) strutting, shoring, bolting, wedging, easing, striking and removing (b) cutting (c) scribed and splayed edges (d) notching for key blocks, projecting voussiors and the like	S13 Nature of supported surface

F30 Accessories/Sundry items for brick/block/stone walling

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) plans of each floor level and principal sections showing the position of and the materials used in the walls (b) external elevations showing the materials used					M1 Curved work is so described		C1 Accessories are deemed to include: (a) rough and fair cutting on walls around accessories (b) bedding and pointing accessories (c) extra materials for curved work	S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Forming cavities	1 In hollow walls 2 Between walls and other work	1 Width of cavity stated	m ²	1 Rigid sheet cavity insulation, thickness stated				S2 Type, size and spacing of wall ties S3 Type, thickness and method of fixing cavity insulation
2 Damp proof courses	1 Width ≤ 225 mm 2 Width > 225 mm	1 Vertical 2 Raking 3 Horizontal 4 Stepped	m ²	1 Cavity trays	M2 No allowance is made for laps M3 No deduction is made for voids ≤ 0.50 m ²		C2 Damp proof courses are deemed to include pointing exposed edges	S4 Gauge, thickness or substance of sheet materials S5 Number of layers S6 Composition and mix of bedding materials
3 Joint reinforcement	1 Width stated		m		M4 No allowance is made for laps			S7 Minimum laps
4 Weather fillets	1 Size stated		m				C3 Fillets are deemed to include ends and angles	
5 Angle fillets			m				C4 Pointing in flashings is deemed to include cutting or forming grooves or chases	
6 Pointing in flashings			m		M5 Flashings are measured in Sections H70–H76			
7 Wedging and pinning	1 Width of wall stated		m					S8 Type of filler and sealant S9 Method of application S10 Preparation of contact surfaces, cleaners, primers and sealers
8 Joints	1 Dimensioned description		m		M6 Joints are only measured where designed		C5 Work is deemed to include preparation, cleaners, primers and sealers.	
9 Slates and tiles for creasing	1 Width stated	1 Courses (nr)	m				C6 Slates and tiles for creasing and sills are deemed to include ends, angles and pointing	
10 Slate and tile sills								

F30 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
11 Flue linings	1 Dimensioned description		m		M7 Brick flue linings are measured in Section F10:9.1.0.0		C7 Flue linings are deemed to include: (a) cutting to form easings (b) cutting to form bends (c) cutting to walls around linings	S11 Method of building
12 Air bricks 13 Ventilating gratings 14 Soot doors	1 Size of opening, nature and thickness of wall stated		nr	1 Lintels, details stated 2 Arches, details stated			C8 Air bricks, ventilating gratings, soot doors and the like are deemed to include any necessary forming of openings, liners, cavity closers and damp proof courses	
15 Gas flue blocks	1 Size of block and number of flues in each stated		nr					S12 Method of building
16 Proprietary items	1 Dimensioned description	1 Manufacturer's reference	nr					S13 Method of fixing

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G Structural/Carcassing metal/timber

G10 Structural steel framing

G11 Structural aluminium framing

G12 Isolated structural metal members

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the position of the work in relation to other parts of the work and of the proposed buildings</p> <p>(b) the types and sizes of structural members and their positions in relation to each other</p> <p>(c) details of connections or of the reactions, moments and axial loads at connection points</p>							<p>S1 Types and grades of materials</p> <p>S2 Details of welding tests and X-rays</p> <p>S3 Details of performance tests</p>
CLASSIFICATION TABLE							
1 Framing, fabrication	1 Columns		t	1 Castellated	<p>M1 The mass of framing includes all components and fittings except fittings of a different type and grade of material</p> <p>M2 Fittings are only measured separately where they are of a different type and grade of material</p> <p>M3 The mass of framing is measured from their overall lengths with no deductions for splay cuts or mitred ends or for the mass of metal removed to form notches and holes each < 0.10 m² in area measured in the plane</p> <p>M4 No allowance is made for the mass of weld fillets, black bolts, nuts, washers, rivets and protective coatings</p> <p>M5 The mass of steel is taken for measurement as 785 kg/m² per 100 mm thickness (7.85 t/m³); the mass of other metals is st</p>	<p>D1 Fabrication includes all operations up to and including delivery to site</p> <p>D2 Purlins and cladding rails are measured by weight when hot rolled</p> <p>D3 Wires, cables, rods and bars include sag rods, ties and the like</p> <p>D4 Special bolts and fasteners are those other than black bolts and holding down bolts or assemblies</p>	<p>C1 Items for fabrication measured by weight are deemed to include shop and site black bolts, nuts and washers for structural framing to structural framing connections</p>
	2 Beams			2 Tapered			
	3 Bracings			3 Curved			
	4 Purlins and cladding rails			4 Cambered			
	5 Grillages						
	6 Overhead crane rails	1 Details of fixing clips and resilient pads stated					
	7 Trestles, towers and built up columns	1 Details of construction stated					
	8 Trusses and built up girders						
	9 Wires, cables, rods and bars						
	10 Fittings						
	11 Holding down bolts or assemblies	1 Details stated	nr				
	12 Special bolts and fasteners	1 Type and diameter stated					

2 Framing, erection	1 Trial erection 2 Permanent erection on site		t			D5 Erection includes all operations subsequent to fabrication	
3 Permanent formwork	1 Type and method of fixing stated		m ²	1 Curved		D6 Permanent formwork is that which is structurally integral with the framing	
4 Cold rolled purlins and cladding rails	1 Type and method of fixing stated		m	1 Castellated 2 Tapered			
5 Isolated structural member	1 Plain member 2 Built-up member	1 Use stated 2 Use and details of construction stated	t	3 Curved 4 Cambered	M6 The mass of built up members is calculated as defined from 'Framing, fabrication' M7 Fixing bolts are measured in accordance with the rules contained in Section G20:25.*.0.0	D7 Use is defined as 1.1 – 1.10 inclusive D8 Fixing bolts are bolts fixing an isolated structural member to another element	
6 Filling hollow sections	1 Water 2 Concrete	1 Details stated	item				
7 Surface preparation	1 Blast cleaning 2 Pickling 3 Wire brushing 4 Flame cleaning 5 Others, details stated		m ²				S4 Type of preparation, details of application and timing
8 Surface treatment	1 Galvanising 2 Sprayed metal coating 3 Protective painting 4 Others, details stated		m ²				
9 Localised protective coating	1 Type stated		m ²		M8 Localised protective coating is only measured to structural aluminium framing	D9 Localised protective coatings are localised applications to surfaces in contact with dissimilar metals and aggressive building materials	

G20 Carpentry/Timber framing/First fixing

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work						D1 All sizes are nominal sizes unless stated as finished sizes	C1 The work is deemed to include labours on items of timber, except as otherwise required	S1 Kind and quality of materials and if timber whether sawn or wrot S2 Method of fixing where not at the discretion of the Contractor S3 Fixing through vulnerable materials
CLASSIFICATION TABLE								
1 Trusses 2 Trussed rafters 3 Trussed beams 4 Wall or partition panels 5 Portal frames	1 Dimensioned description		nr	1 Stopped labours (nr)				S4 Preservative treatments applied as part of the production process S5 Surface treatments applied as part of the production process S6 Selection and protection for subsequent treatment S7 Matching grain or colour S8 Limits on the planing margins and if deviation from the stated sizes is not permitted S9 Method of jointing or form of construction where not at the discretion of the Contractor
6 Floor members 7 Wall or partition members 8 Plates		1 Dimensioned description	m	1 Length > 6.00 m in one continuous length, length stated		D2 Floor members include joists and beams D3 Partition members include struts and noggings D4 Plates are those to structural elements only and include bearers		
9 Roof members	1 Flat 2 Pitched		m			D5 Flat roof members include joists and beams D6 Pitched roof members include struts, purlins, rafters, hip and valley rafters, ridge boards, ceiling joists, binders and bracing		
10 Joist strutting	1 Herringbone, depth of joist stated 2 Block, depth of joist stated		m		M1 Strutting is measured over the joists			
11 Butt jointed supports 12 Framed supports	1 Width > 300 mm 2 Width ≤ 300 mm	1 Dimensioned overall cross-section description and spacing of the members	m ² m	1 Different cross-section shapes (nr) 2 Curved, radii stated 3 Stopped labours (nr)	M2 Supports and framed supports are measured overall	D7 Supports include grounds, battens, firrings, fillets, drips, rolls, upstands, kerbs or the like		
13 Individual supports		1 Dimensioned overall cross-section description	m	4 Irregular shaped area 5 Irregular component, details stated		D8 Framed supports are where the members are jointed together other than butt jointed		

14 Gutter boards	1 Width > 300 mm	1 Dimensioned description	m ²		M3 Gutter boards and sides are each measured overall as individual components but grouped together	D9 Gutter boards include sides		
15 Fascia boards	2 Width > 300 mm	2 Dimensioned overall cross-section description	m			D10 Fascia boards include barge boards		
16 Eaves or verge soffit boards	3 Width ≤ 300 mm							
17 Cleats		1 Dimensioned description	nr			D11 Cleats include sprockets and the like		
18 Ornamental ends								
19 Wrot surfaces	1 Plain	1 Width stated	m			D12 Wrot surfaces are those on sawn items only		
	2 Irregular	1 Girth stated						
20 Straps	1 Dimensioned description		nr		M4 The length of a bolt is measured overall the head	D13 Bolts include heads, nuts and washers	C3 Work is deemed to include all labours in fabricating and fixing	
21 Hangers	2 Dimensioned diagram						C4 Work is deemed to include all accessories	
22 Shoes								
23 Nail plates								
24 Metal connectors								
25 Bolts								
26 Rod bracing								
27 Wire bracing								
28 Others, details stated								

G30 Metal profiled sheet decking

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the extent of the work and its height above ground level</p> <p>(b) the size of units where not at the discretion of the Contractor</p>						D1 All sizes are nominal sizes unless stated as finished sizes	C1 Removal of lifting devices and consequent making good and making good of handling holes and the like are deemed to be included	<p>S1 Kind and quality of materials</p> <p>S2 Method of fixing and hoisting where not at the discretion of the Contractor</p> <p>S3 Method of jointing or form of construction where not at the discretion of the Contractor</p> <p>S4 Surface treatments applied as part of the production process</p>
CLASSIFICATION TABLE								
1 Decking	1 Dimensioned description		m ²	1 Curved, radii stated	M1 The number is stated only where the size of unit is not at the discretion of the Contractor			
2 Decking units (nr)				2 Fixing through underlinings				
3 Items extra over the decking or decking units in which they occur	1 Holes 2 Notches 3 Others, details stated	1 Off site 2 On site	nr		M2 No deduction is made for voids $\leq 0.50 \text{ m}^2$			
4 Bearings 5 Eaves 6 Kerbs 7 Abutments 8 Nibs 9 Blocks 10 Fillets 11 Profile fillers	1 Dimensioned description		m					

G31 Prefabricated timber unit decking

G32 Edge supported/Reinforced woodwool slab decking

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: <div> (a) the extent of the work and its height above ground level (b) the size of units where not at the discretion of the Contractor </div>						D1 All sizes are nominal sizes unless stated as finished sizes	C1 Removal of lifting devices and consequent making good, and making good of handling holes and the like are deemed to be included	
CLASSIFICATION TABLE								
1 Decking	1 Dimensioned description		m ²	1 Curved, radii stated				
2 Decking units (nr)								
3 Items extra over the decking or decking units in which they occur	1 Holes 2 Notches 3 Others, details stated	1 Off site 2 On site	nr					
4 Woodwool kerbs 5 Woodwool angle fillets 6 Filling rebates with insulating strips 7 Isolating strips	1 Dimensioned description		m		M1 The number is stated only where the size of unit is not at the discretion of the Contractor M2 No deduction is made for voids ≤ 0.50 m ² M3 Items 4-7.*.0.* are only measured under Section G32			S1 Kind and quality of materials and whether sawn or wrot S2 Method of fixing and hoisting where not at the discretion of the Contractor S3 Method of jointing or form of construction where not at the discretion of the Contractor S4 Selection and protection for subsequent treatment S5 Surface treatments applied as part of the production process S6 Matching grain or colour S7 Limits on the planing margins and if deviation from the stated sizes is not permitted

H Cladding/Covering

H10 Patent glazing

H12 Plastics glazed vaulting/walling

H13 Structural glass assemblies

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work (b) component drawings					M1 No deduction is made for voids $\leq 1.00 \text{ m}^2$			S1 Kind, quality and thickness of materials S2 Type, finish, length and spacing of glazing members S3 Nature, thickness and spacing of structural supports
CLASSIFICATION TABLE								
1 Roofs areas (nr)	1 Single tier		m ²	1 Site drilling the bearings	M2 Glazing is measured over bars		C1 Work is deemed to include securing to wood unless otherwise stated	
2 Vertical surfaces (nr)	2 Multi-tier							
3 Items extra over the glazing in which they occur	1 Doors 2 Windows 3 Fixed louvres 4 Adjustable louvres 5 Others, details stated	1 Dimensioned description	nr	1 Control gear to single unit, type, method of fixing and distance vertically and horizontally from unit stated 2 Control gear to bank of units, type, method of fixing and distance vertically and horizontally from units stated				
4 Raking cutting			m		M3 Labours on glazing are grouped with the glazing to which they relate			
5 Curved cutting								
6 Weatherings, flashings and fixing members at tops, bottoms and sides where part of the component	1 Preformed, gauge stated 2 Extruded, thickness stated	1 Dimensioned description	m	1 Site drilling, background stated			C2 Stop ends, mitres and corners are deemed to be included	

H11 Curtain walling

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work</p> <p>(b) component drawings</p>					<p>M1 Timber members which do not have a constant cross-section are so described and given stating the extreme dimensions</p> <p>M2 No deduction is made for voids $\leq 1.00 \text{ m}^2$</p>	<p>D1 Curtain walling comprises non loadbearing walls of wood or metal framing, fixed as an intergrated assembly, complete with windows and opening lights, glazing and infill panels</p> <p>D2 All sizes are nominal sizes unless stated as finished sizes</p>		
CLASSIFICATION TABLE								
1 Curtain walling		1 Dimensioned description	m ²	1 Flat				
2 Items extra over the curtain walling in which they occur	1 Infill panels	1 Type and thickness stated	m ²	2 Sloping 3 Curved, radii stated	M3 Infill panels are measured over all framing			
	2 Perimeter	1 Heads 2 Sills 3 Abutments	m	1 Irregular 2 Horizontal 3 Sloping 4 Vertical 5 Curved, radii stated		D3 Irregular junctions are any junctions with angles other than 90°		
	3 Angle	1 Internal 2 External						
	4 Closer	1 Fire stops 2 Partition closer 3 Angle closer 4 Plaster stop						
	5 Opening lights 6 Doors	1 Dimensioned description	nr			D4 Opening lights include opening gear as appropriate		
							<p>C1 Curtain walling is deemed to include all cleats, brackets, bolts and fixings</p> <p>C2 Items include:</p> <p>(a) doors where supplied with the unit</p> <p>(b) architraves, trims and the like where part of the component</p> <p>(c) ironmongery where supplied with the component</p> <p>(d) finishes where part of the component as delivered</p> <p>(e) glazing where supplied with the component</p> <p>(f) mechanical operation and automatic operating equipment where supplied with the component</p> <p>(g) mastics/sealants unless executed by a specialist and measured in Section P22</p> <p>(h) fixings and fastenings</p>	<p>S1 Kind and quality of materials and if timber whether sawn or wrot</p> <p>S2 Preservative treatments applied as part of the production process</p> <p>S3 Surface treatments applied as part of the production process</p> <p>S4 Selection and protection for subsequent treatment</p> <p>S5 Matching grain or colour</p> <p>S6 Limits on planing margins on timber and if deviation from stated size is not permitted</p> <p>S7 Method of jointing or form of construction</p> <p>S8 Thickness or substance</p> <p>S9 Method of fixing where not at the discretion of the Contractor</p> <p>S10 Bedding and jointing or pointing compound</p> <p>S11 Fixing through vulnerable materials</p>

H14 Concrete rooflights/pavement lights

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions							
CLASSIFICATION TABLE							
1 Rooflights	1 Dimensioned description (nr)	1 Sizes and extent of reinforcement stated	m ²	M1 Isolated glass lenses are measured in Section E42		C1 Roof and pavement lights are deemed to include moulds, formwork, reinforcement, bedding and glass lenses	S1 Kind and quality of materials S2 Bedding and fixing S3 Surface finishes
2 Pavement lights							
3 Vertical units	2 Dimensioned description		nr				
4 Joints	1 Dimensioned description	1 Sizes of filling and sealants stated	m				

H20 Rigid sheet cladding

H21 Timber weatherboarding

K11 Rigid sheet flooring/sheathing/linings/casings

K12 Under purlin/inside rail panel linings

K13 Rigid sheet fine linings/panelling

K20 Timber board flooring/sheathing/linings/casings

K21 Timber narrow strip flooring/linings

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions				<p>M1 No deduction is made for voids $\leq 0.50 \text{ m}^2$</p> <p>M2 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p>	<p>D1 The work is deemed internal unless described as external</p> <p>D2 All sizes are nominal sizes unless stated as finished sizes</p> <p>D3 Timber items which do not have a constant cross-section are so described and</p>	<p>C1 The work is deemed to include:</p> <p>(a) labours, except as otherwise required</p> <p>(b) breather paper lining/sheathing</p> <p>(c) angles, except as otherwise required</p>	

CLASSIFICATION TABLE

1 Walls 2 Floors 3 Ceilings 4 Roofs 5 Tops and cheeks of dormers		1 Width > 300 mm 2 Width ≤ 300 mm 3 Area ≤ 1.00 m², irrespective of width	1 Dimensioned description	m² m nr	1 Laid diagonally 2 Sloping 3 Curved, radii stated 4 Obstructed by integral services	M3 Width stages are measured the width of each face	D4 Walls include jambs and cills to openings and recesses in walls and attached columns D5 Ceilings include soffits to openings and recesses in walls, all faces of recesses in ceilings and attached beams	S1 Type, quality and thickness of materials and if timber whether sawn or wrot S2 Method of jointing or form of construction where not at the discretion of the Contractor S3 Nature of background S4 Preservative treatments applied as part of the production process S5 Surface treatments applied as part of the production process S6 Fire retardant treatments S7 Details of cover and jointing strips and cover mouldings S8 Selection and protection for subsequent treatments S9 Constraints on width of board and planing margins and limitations if deviation from stated sizes is not permitted S10 Matching grain or colour S11 Fixing through vulnerable materials S12 Method of fixing where not at the discretion of the Contractor S13 Details of finish, trim or support
6 Isolated beams 7 Isolated columns		1 Total girth ≤ 600 mm 2 and thereafter in 600 mm stages		m²		M4 The girth is measured on the external finished face	D6 Sloping is defined as sloping both > 10° from horizontal and > 10° from vertical D7 Isolated beams and isolated columns include the faces of attached beams and attached columns which have a different finish from the adjoining face	
8 Abutments		1 Type stated		m			D8 Abutments are defined as being where the detail is different from the standard detail and (where appropriate) include around openings etc.	
9 Finished angles		1 External 2 Internal		m			D9 Finished angles are those where the decorative veneer or facing is returned or on panelling where angles are other than butt jointed	
10 Holes				nr			D10 Holes are those for pipes, standards and the like	
11 Fire stops		1 Dimensioned description		m				
12 Items extra over the work in which they occur		1 Access panels		nr				

Given stating the extreme sections

- H30 Fibre cement profiled sheet cladding/covering/siding**
H31 Metal profiled/flat sheet cladding/covering/siding
H32 Plastics profiled sheet cladding/covering/siding
H33 Bitumen and fibre profiled sheet cladding/covering
H41 Glass reinforced plastics cladding/features

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the extent of the work and its height above ground level							S1 Kind, quality and size of materials S2 Type and spacing of fixing
CLASSIFICATION TABLE							
1 Roof coverings 2 Wall cladding	1 Pitch stated		m ²	1 Curved, radii stated 2 Fixed through underlinings	M1 No deduction is made for voids $\leq 1.00 \text{ m}^2$		C1 Coverings are deemed to include: (a) work in forming voids $\leq 1.00 \text{ m}^2$ other than holes (b) integral underlay S3 Minimum side and end laps S4 Jointing or sealing S5 Nature, thickness and spacing of structural supports
3 Abutments 4 Eaves 5 Verges 6 Ridges 7 Hips 8 Vertical angles 9 Valleys 10 Expansion joints 11 Barge boards 12 Skirtings 13 Flashings 14 Aprons/sills 15 Gutters and linings 16 Jambs 17 Filler pieces	1 Dimensioned cross-section description		m	1 Raking 2 Curved, radii stated	M2 Boundary work to voids is only measured where the void is $> 1.00 \text{ m}^2$		C2 Boundary work is deemed to include bedding, pointing, ends, angles and intersections

18 Items extra over roof coverings	1 Translucent sheets	1 Dimensioned description	nr				
19 Items extra over wall cladding	2 Sheets with soaker flanges						
	3 Rooflight units						
	4 Sheets with louvre blades						
	5 Ventilators						
	6 Junctions						
20 Cutting	1 Raking		m			D1 Holes are those for pipes, standards and the like	
	2 Curved						
21 Holes			nr				
22 Fire stops	1 Dimensioned description		m				

H51 Natural stone slab cladding/features

H52 Cast stone slab cladding/features

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work</p>					<p>M1 Work is measured on the exposed face and no deduction is made for voids $\leq 0.50 \text{ m}^2$</p> <p>M2 Work in staircase areas and plant rooms are each given separately</p> <p>M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p> <p>M4 Curved work is so described with the radii stated measured on face</p>	<p>D1 All work is deemed external unless described as internal</p> <p>D2 The thickness stated is the thickness exclusive of keys, grooves and the like</p> <p>D3 Rounded internal and external angles $> 10 \text{ mm}$ radius are classified as curved work where not measured under 15.1.*.0</p>	<p>C1 The work is deemed to include:</p> <p>(a) fair joints</p> <p>(b) working over and around obstructions</p> <p>(c) additional labour for overhand work</p> <p>(d) cutting</p> <p>(e) drainage holes</p> <p>(f) bedding mortars and adhesives</p> <p>(g) grouting</p> <p>(h) cleaning, sealing and polishing</p>	<p>S1 Kind and quality of materials</p> <p>S2 Size, shape and thickness of units</p> <p>S3 Nature of base</p> <p>S4 Preparatory work</p> <p>S5 Nature of finished surface including any sealing/polishing</p> <p>S6 Bedding or other method of fixing</p> <p>S7 Treatment of joints</p> <p>S8 Layout of joints</p>
CLASSIFICATION TABLE								
1 Walls	1 Plain, width $> 300 \text{ mm}$		m^2	1 Patterned, details stated	M5 Width is the width of each face	<p>D4 Beams and columns are classified as isolated where the work is different from the abutting ceilings or walls</p> <p>D5 Work to sides and soffits of attached beams and openings and to sides of attached columns is classed as work to the abutting walls or ceilings</p>	C2 Work to walls, ceilings, beams and columns is deemed to include internal and external angles and intersections $\leq 10 \text{ mm}$ radius	
2 Ceilings	2 Plain, width $\leq 300 \text{ mm}$		m					
3 Isolated beams	3 Work with joints laid out to detail, width $> 300 \text{ mm}$	1 Dimensioned description	m^2					
4 Isolated columns	4 Work with joints laid out to detail, width $\leq 300 \text{ mm}$		m					
5 Floors	<p>1 Level or to falls only $\leq 15^\circ$ from horizontal</p> <p>2 To falls and crossfalls and to slopes $\leq 15^\circ$ from horizontal</p> <p>3 To slopes $> 15^\circ$ from horizontal</p>	<p>1 Plain</p> <p>2 Work with joints laid out to detail, dimensioned diagram stated</p>	m^2	<p>1 Patterned work, details stated</p> <p>2 Floors laid in bays, average size of bays stated</p> <p>3 Inserts, size or section stated</p>		D6 Floors include landings	C3 Work to floors is deemed to include intersections in sloping work	

6 Treads 7 Sills		1 Width stated	m	
8 Risers	1 Plain 2 Undercut	1 Height stated	m	
9 Strings 10 Aprons				
11 Linings to channels	1 Horizontal 2 To falls	1 Girth on face stated	m	
12 Skirtings 13 Kerbs	1 Height stated 2 Height and width stated		m	1 Patterned work, details stated 2 Inserts, size or section stated 3 Flush 4 Raking 5 Vertical
14 Corner pieces		1 Dimensioned description	nr	
15 Items extra over the work in which they occur	1 Special units 2 Access units 3 Isolated special units	2 Manufacturer's reference	m nr	
16 Accessories	1 Separating membranes, thickness stated 2 Movement joints 3 Cover strips 4 Dividing strips 5 Ornaments, dimensioned description and character stated 6 Fixings, details stated	1 Dimensioned description 2 Precast	m ² m nr nr	1 Undercut

	<p><i>Cy work to treads sills and risers is deemed to include fair edges, internal and external angles</i></p> <p>C5 Curved treads, risers, strings and aprons are deemed to include curved and radiused cutting for special edge tiles</p> <p>C6 Strings and aprons are deemed to include fair edges, ends, angles and ramps</p> <p>C7 Linings to channels are deemed to include arrises, coves, ends, angles, intersections and outlets</p> <p>C8 Skirtings and kerbs are deemed to include fair edges, rounded edges, ends, angles and ramps</p>	
	D7 Special units include non-standard units to produce fair edges, internal and external angles, moulded edges, beaded edges, and coved junctions	
	D8 Movement joints include expansion joints	
	D9 Ornaments are irregularly occurring features	
		S9 Method of fixing

H60 Clay/concrete roof tiling

H61 Fibre cement slating

H62 Natural slating

H63 Reconstructed stone slating/tiling

H64 Timber shingling

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the extent of the roofing work and its height above ground level								S1 Kind, quality and size of materials S2 Method of fixing
CLASSIFICATION TABLE								
1 Roof coverings 2 Wall coverings	1 Pitch stated		m ²	1 Curved, radii stated	M1 No deduction is made for voids $\leq 1.00 \text{ m}^2$		C1 Coverings are deemed to include: (a) underlay and battens (b) work in forming voids $\leq 1.00 \text{ m}^2$ other than holes	S3 Minimum laps S4 Spacing of battens and counter battens
3 Abutments 4 Eaves 5 Verges			m	1 Raking 2 Curved, radii stated	M2 Boundary work to voids is only measured where the void is $> 1.00 \text{ m}^2$		C2 Boundary work is deemed to include undercloaks, cutting, bedding, pointing, ends, angles and intersections	S5 Method of forming
6 Ridges 7 Hips 8 Vertical angles 9 Valleys								
10 Fittings	1 Ventilators 2 Finials 3 Gas terminals 4 Hip irons 5 Soakers 6 Saddles	1 Dimensioned description	nr	1 Fixing only				
11 Holes			nr			D1 Holes are those for pipes, standards and the like		

- H70 Malleable metal sheet prebonded coverings/cladding**
H71 Lead sheet coverings/flashings
H72 Aluminium sheet coverings/flashings
H73 Copper sheet coverings/flashings
H74 Zinc sheet coverings/flashings
H75 Stainless steel sheet coverings/flashings
H76 Fibre bitumen thermoplastic sheet coverings/flashings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the extent of the roofing work and its height above ground level</p> <p>(b) the location and spacing of all laps, drips, welts, cross welts, beads, seams, rolls, upstands and downstands</p>								<p>S1 Type and quality of materials for backing, underlays, coverings, cladding and flashings</p> <p>S2 Thickness, weight and temper grade</p> <p>S3 Method of fixing</p> <p>S4 Details of laps, drips, welts, beads, rolls, joints, upstands and downstands</p> <p>S5 Type of support materials</p> <p>S6 Special finishes</p>
CLASSIFICATION TABLE								
<p>1 Roof coverings</p> <p>2 Wall coverings</p> <p>3 Preformed cladding panels</p> <p>4 Dormers</p> <p>5 Hoods</p> <p>6 Domes</p> <p>7 Spires</p> <p>8 Finials</p> <p>9 Soffits</p>	1 Pitch stated		m ²	1 Curved, radii stated	<p>M1 No deduction is made for voids $\leq 1.00 \text{ m}^2$</p> <p>M2 The following allowances are made in calculating the area to be measured:</p> <p>(a) 180 mm for each drip < 50 mm high</p> <p>(b) 80 mm for each welt</p> <p>(c) 250 mm for each roll < 50 mm high</p> <p>(d) 100 mm for each seam</p> <p>(e) 500 mm for each lap</p> <p>(f) 500 mm for each upstand/downstand</p>		<p>C1 Coverings are deemed to include:</p> <p>(a) isolated areas</p> <p>(b) work to falls and crossfalls</p> <p>(c) underlay in contact with the covering</p> <p>(d) work in forming voids $\leq 1.00 \text{ m}^2$ other than holes</p> <p>(e) dressing/wedging into grooves, hollows, recesses and the like</p>	

H70/H71/H72/H73/H74/H75/H76 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
10 Flashings 11 Aprons 12 Sills 13 Weatherings 14 Cappings 15 Hips 16 Kerbs 17 Ridges 18 Reveals, returns and jambs	1 Dimensioned description ----- 2 Dimensioned diagram		m	1 Horizontal 2 Sloping 3 Vertical 4 Stepped 5 Preformed 6 Dressing over corrugated roofing 7 Dressing over slating and tiling 8 Dressing over glass and glazing bars	M3 Boundary work to voids is only measured where the void is > 1.00 m ²		C2 Work is deemed to include: (a) laps, seams, ends (b) angles and intersections (c) rolls (d) upstands and downstands (e) dressing/wedging into grooves, hollows, recesses and the like	
19 Gutters				1 Stepped 2 Secret 3 Sloping 4 Tapered 5 Preformed				
20 Catchpits 21 Sumps 22 Outlets	1 Dimensioned description		nr					
23 Edges	1 Weltd 2 Beaded 3 Shaped		m					
24 Dressings	1 Corrugated roofing 2 Slating and tiling 3 Glass and glazing bars	1 Nature of roofing	m	1 Down corrugations 2 Across corrugations				
25 Saddles 26 Soakers and slates 27 Hatch covers 28 Ventilators	1 Dimensioned description		nr	1 Handed to others for fixing			C3 All dressing and bossing is deemed included	
29 Collars around pipes, standards and the like	1 Size of member and length of collar stated					D1 Collars include pipe sleeves		
30 Holes			nr			D2 Holes are those for pipes, standards and the like		

31 Dots	1 Details stated						
32 Ornaments							
33 Plugs							

J Waterproofing

- J20 Mastic asphalt tanking/damp proof membranes**
J21 Mastic asphalt roofing/insulation/finishes
J22 Proprietary roof decking with asphalt finish
J30 Liquid applied tanking/damp proof membranes
J31 Liquid applied waterproof roof coatings
M11 Mastic asphalt flooring

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) plan of each level indicating the extent of the work and its height above ground level together with restrictions on the siting of plant and materials</p> <p>(b) section indicating the extent of tanking work</p>					<p>M1 Mastic asphalt flooring in staircase areas and plant areas and plant rooms are each given separately</p> <p>M2 Curved work is so described</p>	<p>D1 Mastic asphalt flooring is deemed internal unless described as external</p>	<p>C1 Work is deemed to include:</p> <p>(a) cutting to line</p> <p>(b) cutting, notching, bending and extra material for lapping the underlay and reinforcement</p> <p>(c) working into recessed duct covers and the like, shaped insets, recessed manhole covers, mal sinkings, outlet pipes, dishing to gullies and the like</p> <p>(d) work to falls and crossfalls</p>	<p>S1 Kind, quality and size of materials including underlays and reinforcement</p> <p>S2 Thickness and number of coats</p> <p>S3 Nature of base on which applied</p> <p>S4 Surface treatments</p> <p>S5 Method of fixing decking</p> <p>S6 Spacing of structural supports</p>
CLASSIFICATION TABLE								
<p>1 Tanking and damp proofing</p> <p>2 Flooring and underlay</p> <p>3 Roofing</p> <p>4 Paving</p>	<p>1 Width ≤ 150 mm</p> <p>2 Width 150 – 225 mm</p> <p>3 Width 225 – 300 mm</p> <p>4 Width > 300 mm</p>	<p>1 Pitch stated</p>	<p>m²</p>	<p>1 Work subsequently covered</p> <p>2 Carried out in working space ≤ 600 mm wide</p> <p>3 Overhand work</p>				
					<p>M3 The area measured is that in contact with the base and no deduction is made for voids ≤ 1.00 m²</p>		<p>C2 Work is deemed to include:</p> <p>(a) working to metal or other flashings and working against frames of manhole covers, duct covers and the like</p> <p>(b) intersections on work to crossfalls</p> <p>C3 Work subsequently covered is deemed to include edges and arrises</p>	

5 Skirtings 6 Fascias 7 Aprons	1 Girth \leq 150 mm 2 Girth 150 – 225 mm 3 Girth 225 – 300 mm 4 Girth > 300 mm girth stated		m	1 Stepped 2 Raking 3 Raking in two planes	M4 Girth is measured on face M5 Boundary work to voids is only measured where the void is > 1.00 m ²		C4 Skirtings, fascias and aprons are deemed to include edges, drips, arrises, internal angle-fillets, dressing over tilting fillets, turning nibs into grooves, angles, stopped ends requiring angle fillets, stopped ends, fair ends, and extra materials for turning into grooves
8 Linings to gutters 9 Linings to channels 10 Linings to valleys 11 Coverings to kerbs							C5 Linings to gutters, channels and valleys and coverings to kerbs are deemed to include edges, arrises, internal angle-fillets, tilting fillets, turning nibs into grooves, ends, angles, intersections, outlets and extra material for turning into grooves
12 Internal angle fillets	1 Dimensioned description		m	1 Coats (nr) where other than two	M6 12–17.*.0.* are only measured in association with work measured under 1–4.*.1.*		C6 Internal angle fillets are deemed to include ends and angles
13 Fair edges 14 Rounded edges 15 Drips 16 Arrises 17 Turning asphalt nibs into grooves			m		M7 Edges and arrises are only measured separately where the work is not subsequently covered		
18 Collars around pipes, standards and like members	1 Size of member and length of collar stated		nr				C7 Collars around pipes, standards and the like are deemed to include arrises and internal angle fillets
19 Linings to cesspools 20 Linings to sumps 21 Linings to manholes	1 Dimensioned description		nr				C8 Linings to cesspools, sumps and the like are deemed to include arrises, internal angle-fillets and outlets
22 Edge trim			m				C9 Edge trim is deemed to include ends, angles and intersections
23 Roof ventilators			nr				

***J40 Flexible sheet tanking/damp proof membranes**

***J41 Built up felt roof coverings**

***J42 Single layer plastics roof coverings**

J43 Proprietary roof decking with felt finish

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) plan at each level indicating the extent of the work and its height above ground level together with restrictions on the siting of plant and materials				M1 Curved work is so described with the radii stated		C1 Work is deemed to include: (a) cutting and fair edges (b) notching, bending and extra material for laps	S1 Kind, quality and size of materials including underlays S2 Nature of base on which applied S3 Method of jointing S4 Method of fixing decking S5 Spacing of structural supports
CLASSIFICATION TABLE							
1 Tanking and damp proofing	1 Pitch stated		m ²	1 Curved radii stated	M2 The area measured is that in contact with the base and no deduction is made for voids $\leq 1.00 \text{ m}^2$		
2 Roof coverings							
3 Abutments	1 Girth $> 2.00 \text{ m}$		m ²	1 Raking	M3 Boundary work to voids is only measured where the void is $> 1.00 \text{ m}^2$		
4 Eaves	2 Girth $\leq 2.00 \text{ m}$ in 200 mm stages		m	2 Stepped		C2 Boundary work is deemed to include all cutting, ends, angles, intersections, notching, bending, turning into grooves, wedging, dressing, trimming and jointing covering to flashings, working into channels and the like and filler pieces	
5 Verges							
6 Ridges							
7 Hips							
8 Vertical angles							
9 Valleys							
10 Skirtings							
11 Flashings							
12 Aprons							
13 Gutters and linings							
14 Coverings to kerbs							
15 Linings to cesspools	1 Dimensioned description		nr				
16 Linings to sumps							
17 Collars around pipes, standards and the like	1 Size of pipe and length of collar stated					D1 Collars include pipe sleeves	
18 Outlets and dishing to gullies	1 Dimensioned description						

19 Edge trim		m			D2 Edge trim includes preformed angle trim	C3 Edge trim is deemed to include ends, angles and intersections
20 Roof ventilators		nr				
21 Holes		nr			D3 Holes are those for pipes, standards and the like	
22 Fire stops	1 Dimensioned description	m				

K Linings/Sheathing/Dry partitioning

K10 Plasterboard dry lining

K31 Plasterboard fixed partitions/inner walls/linings

INFORMATION PROVIDED	MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <ul style="list-style-type: none"> (a) the scope and location of the work (b) the services located within the ceiling or partition where the work includes complex integral services 	<p>M1 Work in staircase areas and plant rooms are each given separately</p> <p>M2 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages.</p> <p>M3 Insulation, vapour barriers, fire barriers, isolating membranes, moisture resistant treatment and the like, are only measured in this section where they are an integral part of a lining, or partition or ceiling, or are fixed thereto</p>	<p>D1 Work is deemed internal unless described as external</p>	<p>C1 Work is deemed to include:</p> <ul style="list-style-type: none"> (a) fair joints (b) working over and around obstructions into recesses and shaped inserts (c) additional labour for overhand work (d) plaster for dabs, filling and finishing (e) joint and reinforcing tape (f) bitumen impregnated pads <p>C2 Patterned work is deemed to include all extra work involved</p>	<p>S1 Kind, quality and thickness of sheeting and components</p> <p>S2 Method of construction</p> <p>S3 Layout and treatment of joints</p> <p>S4 Complex integral services</p> <p>S5 Method of fixing</p> <p>S6 Thermal insulation and vapour barriers fixed with lining</p> <p>S7 Insulation to limit sound transmission</p> <p>S8 Moisture resistant treatment and the like</p> <p>S9 Surface applications forming part of dry lining finish</p> <p>S10 Isolating membranes</p> <p>S11 Method of jointing composite panels</p>

CLASSIFICATION TABLE

1 Proprietary partitions	1 Height in 300 mm stages and thickness of partition stated	1 Boarded one side 2 Boarded both sides	m	1 Patterned, details stated 2 Curved, radii stated 3 Obstructed by integral services	M4 The work is measured over obstructions M5 No allowance is made in measurement for lapped joints M6 The linear measurement of partitions is the mean length of the partition M7 The linear measurement of linings is the length on face M8 No deduction is made for voids in partitions and linings measured linearly other than for those voids which extend full height, full girth or full width M9 No deduction is made for voids $\leq 0.50 \text{ m}^2$ in linings measured superficially M10 Where one face of a double sided partition or a face of lining is carried across the surface of an obstruction, the partition or lining is measured overall and no item of abutments is measured M11 A recess is only measured where it is for part only of the height and not where it is full height	D2 The height of framed work is the height of the frame and where the heights of the boarding differ then this is so stated giving details D3 Reveals and soffits of openings and recesses in linings $> 600 \text{ mm}$ are defined as to walls, beams or columns D4 Linings are those which do not form part of a proprietary system and exclude timber framing	C3 Partitions and linings are deemed to include the following where part of the proprietary system. Where not a part of the proprietary system they are measured in accordance with the appropriate Work Section rules: (a) head and sole plates (b) studs, stiffening sections, firrings and channels (c) metal resilient bars (d) jointing battens (e) insulation and barriers (f) fillets, battens and the like	
2 Linings	1 Walls 2 Beams, faces (nr) 3 Columns, faces (nr) 4 Reveals and soffits of openings and recesses 5 Ceilings	1 Height in 300 mm stages stated 1 Total girth $\leq 600 \text{ mm}$ 2 and thereafter in 600 mm stages 1 Width $\leq 300 \text{ mm}$ 2 Width $300 - 600 \text{ mm}$	m m m ²					
3 Angles to partitions 4 Tee junctions to partitions 5 Crosses to partitions	1 Plain 2 Irregular	1 Thickness of partition stated	m	1 Between different forms of construction, finish details stated			C4 Angles, tee junctions, crosses, abutments and trimming to openings are deemed to include the extra work involved, studding, grounds, angle tapes and the like	S12 Detail of finish or trim, grounds or framing
6 Abutments		1 Thickness of partition or lining stated	m					
7 Angles to linings	1 Internal 2 External		m	1 Between different board finishes, details stated			C5 Angles are deemed to include the extra work involved, angle tapes and the like	

K10/K31 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
8 Fair ends to partitions	1 Thickness of partition stated	1 Dimensioned description	m		M12 Fair ends are only measured where the exposed end of the partition is finished with the same finish as the faces, or with a trim which is an integral part of the partition system		C6 Fair ends are deemed to include the extra work involved, studding, boarding, trims and the like	S13 Details of finish or trim
9 Beads, function stated			m			D5 The function of beads as angle beads, casing beads, trims and the like are stated	C7 Beads are deemed to include working finishes thereto	
10 Fixings for heavy fittings	1 Sinks 2 Radiators 3 Cupboards 4 Others, details stated		nr			D6 Heavy fittings are those requiring additional support	C8 Fixings for heavy fittings are deemed to include additional supports and any cutting of boarding, trim or jointing	S14 Type of additional supports
11 Items extra over the work in which they occur	1 Access panels		nr					S15 Type of panels

K30 Demountable partitions

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work (b) the services located within the partition						D1 Work is deemed internal unless described as external		
CLASSIFICATION TABLE								
1 Partitions	1 Height and thickness of partition stated	1 Factory applied finish 2 Site applied finish	m	1 Curved, radii stated 2 Obstructed by integral services	M1 The work is measured over the obstructions M2 The linear measurement of partitions is the mean length of the partition M3 Factory applied finishes and site applied finishes are only measured where not at the discretion of the Contractor		C1 Partitions are deemed to include all integral components, holes, etc preformed at factory but excluding trim	S1 Kind and quality of materials S2 Method of construction S3 Layout of joints S4 Method of fixing S5 Complex integral services
2 Trims	1 Dimensioned description		m			D2 Trims are separate items fixed on site as cover pieces to edges or panel joints		
3 Openings, extra over the partitions in which they occur	1 Blanks 2 Doors 3 Windows 4 Glazed panels 5 Access panels	1 Dimensioned description	nr			D3 Openings is a general term for breaks in the general construction of partitions and includes the components filling the openings		

K32 Framed panel cubicle partitions

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work								
CLASSIFICATION TABLE								
1 Cubicle partitions; set	1 Dimensioned diagram		nr			D1 Cubicle partitions include doors, ironmongery or the like but exclude trims	C1 Cubicle partitions are deemed to include framing, stiffening, connecting and fixing devices supporting legs and brackets	S1 Kind and quality of materials S2 Method of construction S3 Method of fixing S4 Method of bedding, jointing or pointing
2 Trim	1 Dimensioned description		m			D2 Trims refer to separate items fixed on site at junction of cubicles and at junctions with adjoining constructions		

K40 Suspended ceilings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work including integral fittings</p> <p>(b) the services located within the suspended ceiling void including any additional support for same</p>					<p>M1 Soffit linings on battens, etc. fixed direct to underside of slab are measured elsewhere in the relevant Sections</p> <p>M2 Work in staircase areas and plant rooms are each given separately</p> <p>M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p>	<p>D1 All work is deemed internal unless described as external</p>	<p>C1 Suspended ceilings etc. are deemed to include:</p> <p>(a) working over and around obstructions</p> <p>(b) support work and accessories for fittings</p> <p>(c) suspension and framed members</p> <p>C2 Patterned work is deemed to include all extra work involved</p> <p>C3 Work incorporating integral fittings is deemed to include additional hangers, framing and the like</p>	<p>S1 Kind and quality of materials</p> <p>S2 Size of panels and strips</p> <p>S3 Construction of framing and suspension systems</p> <p>S4 Method of fixing</p> <p>S5 Nature of backgrounds</p> <p>S6 Services in the suspended ceiling void</p> <p>S7 Insulation materials</p> <p>S8 Vapour barriers</p> <p>S9 Integral heating, ventilation, lighting and fire prevention fittings</p>
CLASSIFICATION TABLE								
1 Ceilings	1 Depth of suspension \leq 150 mm 2 Depth of suspension 150 – 500 mm 3 and thereafter in 500 mm stages	1 Thickness of lining and method of fixing system to structure stated	m ²	1 Patterned, details stated 2 Sloping linings, details stated 3 Curved, radii stated 4 Suspension obstructed by services 5 Trims at regular intervals within area of suspended ceiling, details stated	M4 The area measured is that on the exposed face and no deduction is made for voids \leq 0.50 m ² M5 The depth of suspension is measured from the main structural soffit to the lining M6 Insulation and vapour barriers are measured in this Section where they are an integral part of the ceiling and are fixed in the ceiling	D2 Integral fittings occur where the fittings are designed and incorporated into the ceiling structure		
2 Beams								
3 Isolated strips of suspended ceiling, thickness of lining stated		1 Width \leq 300 mm 2 and thereafter in 300 mm stages	m		M7 Isolated strips of ceilings are not measured separately between the boundary of the lining and the first line of integral fittings	D3 Isolated strips of ceiling are those which are narrower than the specified relevant lining unit dimension		
4 Items extra over the lining in which they occur	1 Access panels	1 Dimensioned description	nr				C4 Access panels are deemed to include edge trim and fixings	S10 Composition of panels and method of fixing
5 Upstands	1 Thickness of lining	1 Height \leq 300 mm 2 and thereafter in 300 mm stages	m					S11 Method of support and depth of suspension

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
6 Irregular window and dormer cheeks	1 Dimensioned description		nr				C5 Irregular window and dormer cheeks are deemed to include cutting and extra supports	
7 Cavity fire barriers, total thickness stated	1 Plain 2 Obstructed by services	1 Height ≤ 300 mm 2 and thereafter in 300 mm stages	m				C6 Cavity fire barriers are deemed to include all scribing, angles, ends, and support work	
8 Edge trims	1 Plain 2 Floating	1 Dimensioned description	m		M8 Trims at regular intervals within the area of suspended ceiling are included within the item description of same 1-3.*.*.5 M9 Trims are measured to openings formed for fittings	D4 Plain edge trims are those which are fixed to the structure D5 Floating edge trims are those which are fixed to the ceiling system	C7 Trims are deemed to include mitred, regular and irregular angles	S12 Centres of fixing
9 Angle trims								
10 Items extra over the trims in which they occur	1 Irregular angle pieces		nr			D6 Irregular angle pieces are purpose made manufactured corner pieces		S13 Types
11 Collars to services passing through fire barriers	1 Pipes 2 Trunking	1 Length of sleeve each side of barrier stated	nr		M10 Collars are measured where they are integral with fire barriers			
12 Bridging	1 Span stated		m	1 Support to light fittings or the like	M11 Bridging is measured where widths of trunking in the ceiling space obstruct the standard grid	C8 Bridging is deemed to include additional fixings		
13 Fittings		1 Dimensioned description	m nr					

K41 Raised access floors

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work							C1 Raised access floors are deemed to include (a) panels, supporting structures, adhesives, bearing pads and the like (b) cutting and notching and extra supports	S1 Kind and quality of materials S2 Supporting systems S3 Frames to panels S4 Method of fixing
CLASSIFICATION TABLE								
1 Floors	1 Thickness of panel stated	1 Height of cavity stated	m²	1 Patterned, details stated	M1 No deduction is made for voids ≤ 0.50 m²			
2 Ramps	1 Thickness, length and width stated		nr		M2 The height stated for ramps is the height at each end			
3 Items extra over the floors in which they occur	1 Special panels		nr					
4 Skirtings and perimeter edge trims	1 Dimensioned description		m		M3 Skirtings and perimeter edge trims not executed as part of the access floor are measured in Section P20		C2 Skirtings and perimeter edge trims are deemed to include ends and angles	

L Windows/Doors/Stairs

L10 Timber windows/rooflights/screens/louvres

L11 Metal windows/rooflights/screens/louvres

L12 Plastics windows/rooflights/screens/louvres

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						D1 All sizes of timber are nominal sizes unless stated as finished sizes		
CLASSIFICATION TABLE					M1 Standard sections are identified		C1 The work is deemed to include notching around obstructions C2 Items include: (a) doors where supplied with the unit (b) architraves, trims, sills, subframes, and the like where part of the component (c) ironmongery where supplied with the component (d) finishes where part of the component as delivered (e) glazing where supplied with the component (f) mechanical operation and automatic operating equipment where supplied with the component (g) fixings and fastenings	S1 Kind and quality of materials and if timber whether sawn or wrot S2 Preservatives treatment applied as part of the production process S3 Surface treatments applied as part of the production process S4 Selection and protection for subsequent treatment S5 Matching grain or colour S6 Limits on planing margins on timber and if deviation from stated size is not permitted S7 Method of jointing or form of construction S8 Method of fixing where not at the discretion of the Contractor S9 Fixing through vulnerable materials S10 Bedding, jointing and pointing compound
1 Windows and window frames		1 Dimensioned diagram	nr					
2 Window shutters								
3 Sun shields								
4 Rooflights, skylights, roof windows and frames								
5 Screens, borrowed lights and frames								
6 Shopfronts								
7 Louvres and frames								
8 Bedding frames			m					
9 Pointing frames								
10 Bedding and pointing frames								

- L20 Timber doors/shutters/hatches
- L21 Metal doors/shutters/hatches
- L22 Plastics/Rubber doors/shutters/hatches

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						D1 All sizes of timber are nominal sizes unless stated as finished sizes		
CLASSIFICATION TABLE								
1 Doors 2 Rolling shutters and collapsible gates 3 Sliding/folding partitions 4 Hatches 5 Strong room doors 6 Grilles		1 Dimensioned diagram	nr	1 Approximate weight stated	M1 Standard sections are identified M2 Each leaf of a multi-leafed door is counted as one door M3 Approximate weight is only stated for metal doors and includes their associated frames M4 Doors where supplied with their associated frames or linings are measured as composite items under General rule 9.1		C1 Doors are deemed to include fitting and hanging C2 The work is deemed to include notching around obstructions C3 Items include: (a) doors where supplied with the unit (b) architraves, trims and the like where part of the component (c) ironmongery where supplied with the component (d) finishes where part of the component as delivered (e) glazing where supplied with the component (f) mechanical operation and automatic operating equipment where supplied with the component (g) fixings and fastenings	S1 Kind and quality of materials and if timber whether sawn or wrot S2 Preservatives treatment applied as part of the production process S3 Surface treatments applied as part of the production process S4 Selection and protection for subsequent treatment S5 Matching grain or colour S6 Limits on planing margins on timber and if deviation from stated size is not permitted S7 Method of jointing or form of construction S8 Method of fixing where not at the discretion of the Contractor S9 Fixing through vulnerable materials S10 Bedding, jointing and pointing compound
7 Door frames and door linings, sets (nr)	1 Jambs 2 Heads 3 Sills (nr) 4 Mullions (nr) 5 Transoms (nr)	1 Dimensioned overall cross-section description	m	1 Repeats of identical sets (nr) 2 Different cross-section shapes (nr) 3 Stopped labours (nr)	M5 Enumerated composite door frame and lining sets need not state the number of sets within the description			
	6 Composite sets	1 Dimensioned description	nr					
8 Bedding frames 9 Pointing frames 10 Bedding and pointing frames			m					

L30 Timber stairs/walkways/balustrades
L31 Metal stairs/walkways/balustrades

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INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						D1 Work in this Section covers: (a) staircases, ladders and loft ladders (b) landings, catwalks and access walkways (c) balustrades and handrails (d) hatch doors where part of a loft ladder component		
CLASSIFICATION TABLE					M1 Where accessories such as linings, trim nosings, ironmongery etc. are not included in a catalogue reference they are measured in the appropriate Work Sections M2 Isolated handrails are measured in Section P20		C1 Composite items are deemed to include: (a) linings, nosings, cover moulds, trims and the like where part of the component (b) soffit lining, spandrel panels and the like where part of the component (c) ironmongery and operating gear to loft ladders where supplied with the component (d) finishes where part of the component as delivered (e) fixings, fastenings, blockings, wedges, bolts, brackets, cleats and the like C2 Staircases are deemed to include newels	S1 Kind and quality of materials and if timber whether sawn or wrot S2 Preservative treatments applied as part of the production process S3 Surface treatments applied as part of the production process S4 Selection and protection for subsequent treatment S5 Matching grain or colour S6 Limits on planing margins on timber and if deviation from stated size is not permitted
1 Composite item, type stated	1 Dimensioned description		nr					
	2 Component drawing							
2 Isolated balustrades 3 Associated handrails			m	1 Curved, radii stated				
4 Extra over the isolated balustrades or associated handrails in which they occur	1 Ramps 2 Wreaths 3 Bends 4 Ornamental ends 5 Opening portions, details stated		nr			D2 Isolated balustrades are those which do not form an integral part of a staircase unit D3 Associated handrails are handrails of a material different from the balustrade with which they are associated	C3 Plain ends are deemed to be included	S7 Method of jointing or form of construction S8 Method of fixing where not at the discretion of the Contractor S9 Fixing through vulnerable materials

L40 General glazing

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					<p>M1 Each pane is measured separately for multiple glazed panes where not in sealed units</p> <p>M2 Labours on edges of glass louvre panes are given in the description</p>	D1 Multiple glazed panes are the constituent panes of glazing of more than one layer		<p>S1 Kind, quality and thickness of glass</p> <p>S2 Kind and quality of glazing compound – where more than single compound refer to 11.0.0.0</p> <p>S3 Method of glazing</p> <p>S4 Method of securing including details of gaskets where gasket glazed</p> <p>S5 Nature of frame or surround</p>
CLASSIFICATION TABLE								
1 Standard plain glass	1 Glazing	<p>1 Panes (nr), area ≤ 0.15 m²</p> <p>2 Panes, area 0.15 – 4.00 m²</p>	m²	<p>1 ≥ 50 identical panes (nr), size stated</p> <p>2 Irregular shaped panes</p> <p>3 Multiple glazed panes</p>	M3 Panes of irregular shape are classified and measured according to the smallest rectangular area from which the pane can be obtained	D2 Standard plain glass is any glass (other than a special glass) which is ≤ 10 mm thick and in panes ≤ 4 m² and is not drilled, not brilliant cut and not bent	C1 Glazing is deemed to include raking and curved cutting	
	2 Louvres	1 Dimensioned description	nr	<p>4 Glazing rebates 20 – 30 mm</p> <p>5 and thereafter in 10 mm stages</p> <p>6 Panes required to align with adjacent panes</p>				

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
2 Non-standard plain glass	1 Glazing 2 Louvres	1 Dimensioned description	nr	1 Multiple glazed panes 2 Glazing rebates 20–30 mm 3 and thereafter in 10 mm stages 4 Brilliant cut panes, type of decoration stated		D3 Non-standard plain glass is any glass (other than special glass) which is > 10 mm thick or is in panes > 4 m² or is drilled, brilliant cut or bent		
3 Special glass	1 Glazing 2 Louvres		nr	5 Bent in long dimension, radii stated 6 Bent in short dimension, radii stated 7 Bent in both dimensions, radii stated 8 Drilled panes, diameter, size and type of holes (nr) stated 9 Drilled panes with insulating sleeves, diameter, size and type of holes (nr) stated 10 Panes required to align with adjacent panes		D4 Special glass includes: (a) laminated (b) toughened (c) enamelled and toughened (d) bullet resistant (e) anti-bandit (f) solar control (g) sealed double glazing units (h) sealed multiple glazing units (i) lead (k) acrylic (l) polycarbonate (m) bullions		
4 Glass shop fronts	1 Component drawing reference		nr		M4 Glass shop fronts involving simple glass joints and glass reinforcing fins are measured here. Suspended glass shop fronts are measured in Section H13	D5 The component drawing referred to is to include details of the stiffeners	C2 Polished and bevelled edges are deemed to include external mitres	S6 Type and method of forming edges and shapings
5 Polished edges 6 Bevelled edges, width of bevel stated	1 Edges		m	1 Curved edges 2 Bent panes	M5 Labours on glass are grouped with the glass to which they relate			
	2 Internal mitres 3 Scallops and other shapings, details stated		nr		M6 Grinding, sandblasting and embossing are measured over the whole area of the pane			
7 Grinding 8 Sandblasting 9 Embossing 10 Engraving	1 Plain work 2 Design work	1 Panes partly obscured 2 Panes wholly obscured	m²	1 One or more dimensions ≤ 300 mm, size of pane stated				S7 Type of acid work for embossing
11 Strips or channels for edges of panes		1 Dimensioned description	nr	1 Fixed with other materials, type stated				

12 Mirrors	1 Dimensioned description	nr		M7 Mirrors fixed to walls or glazed into openings are measured here. Small mirrors in toilets, dressing rooms and the like are measured in Section N10			S9 Details of protective backings S10 Method of fixing S11 Fixing through vulnerable materials
13 Hacking out existing glass and preparing rebates	1 Type of sash or other surround and method of glazing stated together with type of glass	m	1 Beads for re-use, details stated	M8 Hacking out existing glass and preparing rebates is measured the perimeter of the pane			

L41 Lead light glazing

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION					
P1 Information is shown on location drawings under A Preliminaries/General conditions													
CLASSIFICATION TABLE													
1 Lead light glazing	1 Both dimensions of lights > 300 mm	1 Shape and average size of panes stated	m ²	1 Panes required to align with adjacent panes	M1 The requirement to state the average size of panes is related to each light			S1 Kind, quality and thickness of glass S2 Kind and quality of glazing compound S3 Method of glazing S4 Nature of frame or surround S5 Type, section and nominal or finished width of comes and details of reinforcement					
	2 One dimension only of lights ≤ 300 mm		m										
	3 Both dimensions of lights ≤ 300 mm		nr										
2 Saddle bars	1 Length > 300 mm		m										
	2 Length ≤ 300 mm		nr										

L42 Infill panels/sheets

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						D1 Work is deemed to be internal unless described as external		
CLASSIFICATION TABLE								
1 Infill panels (nr)			m²	1 Curved, radii stated 2 Panels, exceeding size of normal manufactured unit 3 Panels requiring special treatment to edges		D2 Infill panels are non-glass and non-glass plastics rigid sheet spandrel and infill panels of all kinds fixed with beads, gaskets and the like into wood, metal, plastics and concrete surrounds excluding panels/sheets forming an integral part of a component or proprietary cladding system	C1 Infill panels are deemed to include glazing compounds, sealants, intumescent mastic, distance pieces, location and setting blocks, and fixings	S1 Kind and quality of materials and if timber whether sawn or wrot S2 Preservative treatments applied as part of the production process S3 Surface treatments applied as part of the production process S4 Selection and protection for subsequent treatment S5 Matching grain or colour S6 Limits on planing margins on timber and if deviation from stated size is not permitted S7 Form of construction and jointing details where individual panel in more than one piece S8 Thickness or substance S9 Method of fixing where not at the discretion of the Contractor S10 Restrictions on cutting panels and treatment of edges

M Surface finishes

M10 Sand cement/Concrete/Granolithic screeds/flooring

M12 Trowelled bitumen/resin/rubber-latex flooring

M20 Plastered/Rendered/Roughcast coatings

M23 Resin bound mineral coatings

J10 Specialist waterproof rendering

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work</p>					<p>M1 Resinous floor/wall finishes applied by brush or roller are measured in Section M60</p> <p>M2 The area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$ or grounds</p> <p>M3 Work in staircase areas and plant rooms are each given separately</p> <p>M4 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p> <p>M5 Curved work is so described with the radii stated measured on face</p>	<p>D1 The work is deemed internal unless described as external</p> <p>D2 The thickness stated is the nominal thickness</p> <p>D3 Rounded internal and external angles $> 100 \text{ mm}$ radius are classified as curved work</p> <p>D4 Floors include landings</p>	<p>C1 The work is deemed to include:</p> <p>(a) fair joints</p> <p>(b) outlets, working over and around obstructions, pipes and the like, into recesses and shaped inserts</p> <p>(c) bonding agents where included with the work</p> <p>C2 Patterned work is deemed to include all extra work involved</p>	<p>S1 Kind, quality, composition and mix of materials including waterproofing agents and other admixtures and plasterboard or other rigid sheet lathing</p> <p>S2 Method of application</p> <p>S3 Nature of surface treatment including wax polishing or resin sealing coat</p> <p>S4 Special curing of finished work</p> <p>S5 Nature of base</p> <p>S6 Preparatory work where bonding is included with the work</p> <p>S7 Details of work to be carried out prior to fixing of frames or linings</p>
CLASSIFICATION TABLE								
1 Walls	1 Width $> 300 \text{ mm}$	1 Thickness and number of coats stated	m^2	1 Patterned, details stated	M6 Width is the width of each face	D5 Work to sides and soffits of attached beams and openings and to sides of attached columns is classified as work to the abutting walls or ceilings	C3 Plasterboard or other sheet backing is deemed to include joint reinforcing scrim	S8 Method of fixing and jointing plasterboard or other rigid sheet lathing
2 Ceilings	2 Width $\leq 300 \text{ mm}$	2 Thickness of plasterboard or other rigid sheet lathing and thickness and number of coats stated	m	2 Floors laid in bays, average size of bays stated				
3 Isolated beams				3 Floors laid in one operation with their base		D6 Beams and columns are classified as isolated where the work is different from the abutting ceilings or walls	C4 Work to walls, ceilings, beams and columns is deemed to include internal and external angles and intersections $\leq 10 \text{ mm}$ radius	
4 Isolated columns				4 Overhand work				

5 Floors 6 Roofs	1 Level and to falls only $\leq 15^\circ$ from horizontal 2 To falls and crossfalls and to slopes $\leq 15^\circ$ from horizontal 3 To slopes $> 15^\circ$ from horizontal		m ²				roofs is deemed to include: (a) forming shallow channels within the thickness of the screed or flooring (b) intersections in sloping work	
7 Treads		1 Width and thickness stated	m	1 Patterned, details stated 2 Inserts, size or section stated 3 Moulded, shape stated			C6 Treads and risers are deemed to include fair edges, internal and external angles and intersections ≤ 10 mm radius	
8 Risers	1 Plain 2 Undercut	1 Height and thickness stated	m				C7 Strings and aprons are deemed to include ends, angles, ramped and wreathed corners and intersections ≤ 10 mm radius	
9 Strings 10 Aprons		2 Dimensioned description					C8 Margins are deemed to include fair edges and flush joints	
11 Margins		1 Width and thickness stated	m				C9 Linings to channels are deemed to include arrises, coves, ends, angles and intersections and outlets	
		2 Dimensioned description					C10 Skirtings, kerbs and cappings are deemed to include fair edges, rounded edges, beaded edges, coved junctions, ends, angles and ramps	
12 Linings to channels	1 Girth on face stated	1 Horizontal 2 To falls	m					
13 Skirtings 14 Kerbs 15 Cappings		1 Height or width or girth and thickness stated	m	1 Patterned, details stated 2 Flush 3 Raking 4 Vertical 5 Inserts, size or section stated 6 Moulded, shape stated				
		2 Dimensioned description						
16 Rounded angles and intersections			m		M7 Rounded angles and intersections are only measured in the range 10 – 100 mm radius			

M10/M12/M20/M23/J10 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
17 Coves 18 Mouldings 19 Cornices 20 Architraves 21 Ceiling ribs		1 Girth stated ----- 2 Dimensioned description	m	1 Patterned, details stated 2 Raking 3 Vertical 4 Enrichments 5 Undercut 6 Bracketing 7 Flat tops weathered tops 8 Weathered tops	M8 Coves, mouldings, cornices, architraves, ceiling ribs and bands are measured the length in contact with the base			
22 Bands	1 Flash 2 Raised 3 Sunk							
23 Items extra over the work in which they occur	1 Ends 2 Internal angles 3 External angles 4 Intersections	1 Details stated	nr		M9 Measured extra over 17 – 22.0.*.*.*			
24 Accessories	1 Reinforcement, details stated 2 Board insulation, thickness stated 3 Quilt insulation, thickness stated 4 Separating membranes, thickness stated	1 Walls 2 Ceilings 3 Isolated beams 4 Isolated columns 5 Floors 6 Roofs	m ²					
	5 Movement joints 6 Cover strips 7 Dividing strip	1 Dimensioned description	m			D7 Movement joints include expansion joints		S9 Method of fixing where not at the discretion of the Contractor
	8 Beads, function stated 9 Nosings					D8 Function of beads as angle beads, casing beads, and the like are stated	C11 Beads and nosings are deemed to include working finishings thereto	
	10 Anti-crack strips ≤ 300 mm wide							
25 Precast plaster components	1 Dimensioned description		nr			D9 Components include vent grilles and ornaments		
26 Temporary support work to the face of risers and the like		1 Height stated	m	1 Undercut				

M21 Insulation with rendered finish

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work					M1 Only proprietary construction is measured in this Section M2 Curved work is so described with the radii stated measured on face	D1 The work is deemed external unless otherwise described as internal D2 Rounded internal and external angles > 100 mm are classified as curved work	C1 Work is deemed to include: (a) fair joints (b) working over and around obstructions into recesses and shaped inserts (c) internal and external angles and intersections (d) joint and reinforcing tape (e) plaster dabs	S1 Proprietary name, kind, quality and thickness of board insulation and method of fixing S2 Construction of metal lathing S3 Kind, quality, composition, mix, and method of application and of materials for rendering S4 Type of adhesive renders with glass fibre matting S5 Nature of surface finish S6 Nature of base S7 Details of preparatory work where bonding is included with the work
CLASSIFICATION TABLE								
1 Walls 2 Ceilings 3 Isolated beams	1 Width > 300 mm 2 Width ≤ 300 mm	1 Total thickness and number of coats of rendering stated	m ² m	1 Overhand work	M3 The area measured is that in contact with the base and no deduction is made for voids ≤ 0.50 m ² M4 Width is the width on face	D3 The thickness stated is the nominal thickness D4 Work to sides and soffits of openings is regarded as work to the abutting walls	C2 The work is deemed to include accessories for fixing	
4 Beads, function stated 5 Nosings 6 Expansion strips	1 Dimensioned description		m			D5 Function of beads as angle beads, casing beads, and the like are stated	C3 Beads, nosings and expansion strips are deemed to include working finishings thereto	

M22 Sprayed mineral fibre coatings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work					M1 The area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$ or grounds M2 Work in staircase areas and plant rooms are each given separately M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages	D1 The work is deemed internal unless described as external	C1 Work is deemed to include: (a) fair joints (b) additional labour for overhand work (c) angles, intersections and curved work	
CLASSIFICATION TABLE								
1 Walls and columns 2 Ceilings and Beams 3 Structural metalwork		1 Thickness and number of coats stated 2 Thickness of plasterboard or other rigid sheet lathing and thickness and number of coats stated	m ²					
4 Accessories	1 Beads, function stated 2 Nosings 3 Anti-crack strips $\leq 300 \text{ mm}$ wide		m					
						D2 Function of beads as angle beads, casing beads, and the like are stated	C2 Beads and nosings are deemed to include working finishings thereto	S1 Kind and quantity of materials including plasterboard or other rigid sheet lathing S2 Nature of base S3 Preparatory work including bonding agents S4 Priming or sealing coats S5 Surface finish S6 Method of application S7 Method of fixing where not at the discretion of the Contractor

M30 Metal mesh lathing/Anchored reinforcement for plastered coating

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work (b) the services located within the lathing, where the work includes complex integral services					M1 Work in staircase areas and plant rooms are each given separately M2 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages M3 Curved work is so described with the radii stated measured on face	D1 All work is deemed internal unless described as external D2 Rounded internal and external angles > 100 mm radius are classified as curved work		S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Suspended lathing ceilings	1 Depth of suspension ≤ 150 mm 2 Depth of suspension 150 – 500 mm 3 and thereafter in 500 mm stages	1 Method of fixing suspension system to structure	m ²	1 Suspension system obstructed by services	M4 The area measured is that between boundaries and no deduction is made for voids ≤ 0.50 m ²	D3 Lathing to sides and soffits of attached beams and openings and to sides of attached columns is measured as work to the abutting walls or ceilings D4 Lathing to ceilings includes lathing to sloping ceilings	C1 Work is deemed to include: (a) mechanical fixings to solid backings, steel rods, stirrups, spacer rods and hangers (b) steel channel framing (c) screws, staples, clips, clout nails, wire ties, steel banding, and other fixings (d) additional support and trimming for light fittings (e) internal and external angles < 100 mm radius	S2 Construction of framing and suspension system S3 Extent of laps and method of jointing
2 Walls 3 Ceilings 4 Isolated beams 5 Isolated columns	1 Width > 300 mm 2 Width ≤ 300 mm	1 Method of fixing to structure	m		M5 Width is the width of each face			
6 Upstands	1 Height ≤ 300 mm 2 and thereafter in 300 mm stages	1 Method of fixing suspension system to structure	m					
7 Bridging	1 Span stated		m	1 Supports to light fittings and the like	M6 Bridging is measured where the width of trunking or the like in the ceiling space obstructs the standard grid			
8 Irregular window and dormer cheeks	1 Dimensioned description		nr				C2 Bridging is deemed to include additional fixings C3 Irregular window and cheeks are deemed to include cutting and extra supports	

M31 Fibrous plaster

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work					M1 Area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$ or grounds M2 Work in staircase areas and plant rooms are each given separately M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages M4 Curved work is so described with the radii stated measured on face	D1 All work is deemed internal unless described as external	C1 Fibrous plaster is deemed to include: (a) fair joints (b) reinforcement (c) canvas (d) moulds (e) screws and other fixings	S1 Kind, quality, composition and mix of materials S2 Method of fixing and treatment of joints S3 Nature of base S4 Timber or metal lathing and reinforcement
CLASSIFICATION TABLE					M5 Width is the width of each face			
1 Walls	1 Width > 300 mm	1 Thickness stated	m ²	1 Plain slab				
2 Ceilings	2 Width $\leq 300 \text{ mm}$		m	2 Panelled slab				
				3 Patterned, details stated				
3 Items extra over the fibrous plaster in which they occur	1 Access panels	1 Dimensioned description	nr					
4 Arches							C2 Access panels are deemed to include cutting around edges and providing extra materials	
5 Domes								
6 Groined soffits								
7 Plain casings	1 Beams 2 Columns 3 Stanchions	1 Girth stated	m			D2 Plain casings to piers and pilasters are classified as to columns		
8 Moulded casings		1 Dimensioned description	nr	1 Patterned, details stated				
9 Ornamental casings				2 Shaft caps 3 Bases				

10 Coves			m	1 Patterned, details stated	M6 The lengths measured for coves, mouldings, cornices and architraves are their extreme lengths		
11 Mouldings				2 Raking			
12 Cornices				3 Vertical			
13 Architraves				4 Enrichments			
				5 Undercut			
14 Items extra over the work in which they occur *	1 Ends 2 Internal angles 3 External angles 4 Intersections	1 Details stated	nr		M7 Measured extra over 10 – 13.0.1.*		
15 Ornaments	1 Character stated	1 Dimensioned description	nr			D3 Ornaments are irregularly occurring features	
16 Consoles							
17 Overdoors							
18 Canopies							
19 Fireplace surrounds							
20 Specially made models	1 Character stated			1 Temporarily fixed in the building for inspection			
21 Full size cartoons				2 Modeller's grounds, details stated 3 Modeller's boards, details stated			

M40 Stone/Concrete/Quarry/Ceramic tiling/Mosaic**M42 Wood block/Composition block/Parquet flooring**

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work</p>					<p>M1 Work is measured on the exposed face and no deduction is made for voids $\leq 0.50 \text{ m}^2$</p> <p>M2 Work in staircase areas and plant rooms are each given separately</p> <p>M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p> <p>M4 Curved work is so described with the radii stated measured on face</p>	<p>D1 All work is deemed internal unless described as external</p> <p>D2 The thickness stated is the thickness exclusive of keys, grooves and the like</p> <p>D3 Rounded internal and external angles $> 10 \text{ mm}$ radius are classified as curved work where not measured under 15.1–3.1.0</p>	<p>C1 The work is deemed to include:</p> <p>(a) fair joints</p> <p>(b) working over and around obstructions</p> <p>(c) additional labour for overhand work</p> <p>(d) cutting</p> <p>(e) drainage holes</p> <p>(f) bedding mortars and adhesives</p> <p>(g) grouting</p> <p>(h) cleaning, sealing and polishing</p>	<p>S1 Kind and quality of materials</p> <p>S2 Size, shape and thickness of units</p> <p>S3 Nature of base</p> <p>S4 Preparatory work</p> <p>S5 Nature of finished surface including any sealing/polishing</p> <p>S6 Bedding or other method of fixing</p> <p>S7 Treatment of joints</p> <p>S8 Layout of joints</p>
CLASSIFICATION TABLE								
1 Walls 2 Ceilings 3 Isolated beams 4 Isolated columns	1 Plain, width $> 300 \text{ mm}$ 2 Plain, width $\leq 300 \text{ mm}$ 3 Work with joints laid out to detail, width $> 300 \text{ mm}$ 4 Work with joints laid out to detail, width $\leq 300 \text{ mm}$	1 Dimensioned description	m ² m m ² m	1 Patterned, details stated 2 Tiles with long side horizontal	M5 Width is the width of each face	D4 Beams and columns are classified as isolated where the work is different from the abutting ceilings or walls D5 Work to sides and soffits of attached beams and openings and to sides of attached columns is classed as work to the abutting walls or ceilings D6 Tiles are deemed to be laid with their long side vertical unless otherwise described	C2 Work to walls, ceilings, beams and columns is deemed to include internal and external angles and intersections $\leq 10 \text{ mm}$ radius	
5 Floors	1 Level or to falls only $\leq 15^\circ$ from horizontal 2 To falls and crossfalls and to slopes $\leq 15^\circ$ from horizontal 3 To slopes $> 15^\circ$ from horizontal	1 Plain 2 Work with joints laid out to detail, dimensioned diagram stated	m ²	1 Patterned work, details stated 2 Floors laid in bays, average size of bays stated 3 Inserts, size or section stated		D7 Floors include landings	C3 Work to floors is deemed to include intersections in sloping work	

6 Treads 7 Sills		1 Width stated	m	
8 Risers	1 Plain 2 Undercut	1 Height stated	m	
9 Strings 10 Aprons				
11 Linings to channels	1 Horizontal 2 To falls	1 Girth on face stated	m	
12 Skirtings 13 Kerbs	1 Height stated ----- 2 Height and width stated		m	1 Patterned work, details stated 2 Inserts, size or section stated 3 Flush 4 Raking 5 Vertical
14 Corner pieces		1 Dimensioned description	nr	
15 Items extra over the work in which they occur	1 Special tiles 2 Special slabs 3 Special blocks ----- 4 Access units 5 Isolated special units	2 Manufacturer's reference	m nr	
16 Accessories	1 Separating membranes, thickness stated ----- 2 Movement joints 3 Cover strips 4 Dividing strips ----- 5 Ornaments, dimensioned description and character stated	1 Dimensioned description	m ² m nr	1 Undercut

	<p>C4 Work to treads, sills and risers is deemed to include fair edges, internal and external angles</p> <p>C5 Curved treads, risers, strings and aprons are deemed to include curved and radiused cutting for special edge tiles</p> <p>C6 Strings and aprons are deemed to include fair edges, ends, angles and ramps</p> <p>C7 Linings to channels are deemed to include arrises, coves, ends, angles, intersections and outlets</p> <p>C8 Skirtings and kerbs are deemed to include fair edges, rounded edges, ends, angles and ramps</p>	
D8 Special tiles include non-standard tiles to produce fair edges, internal and external angles, moulded edges, beaded edges, and coved junctions		
D9 Movement joints include expansion joints		S9 Method of fixing
D10 Ornaments are irregularly occurring features		

M41 Terrazzo tiling/in situ terrazzo

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work								
CLASSIFICATION TABLE								
1 Terrazzo tiling					M1 Terrazzo tiling is measured in accordance with the rules for Section M40			
2 In situ terrazzo					M2 In situ terrazzo is measured in accordance with the rules for Section M10			

M50 Rubber/Plastics/Cork/Lino/Carpet tiling/sheeting

M51 Edge fixed carpeting

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work					<p>M1 Area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$</p> <p>M2 Work in staircase areas and plant rooms are each given separately</p> <p>M3 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p> <p>M4 Curved work is so described with the radii stated measured on face</p>	<p>D1 The work is deemed internal unless described as external</p> <p>D2 Rounded internal and external angles $> 100 \text{ mm}$ radius are classified as curved work</p>	<p>C1 The work is deemed to include:</p> <p>(a) fair joints</p> <p>(b) working over and around obstructions, into recesses and shaped inserts</p> <p>(c) additional labour for overhand work</p> <p>(d) fixing at perimeter</p>	<p>S1 Kind, quality and size of materials</p> <p>S2 Nature and number of underlays</p> <p>S3 Extent of laps</p> <p>S4 Type of seams</p> <p>S5 Nature of base</p> <p>S6 Surface treatment</p> <p>S7 Pattern, width and laying direction of materials</p> <p>S8 Method of fixing and treatment of joints</p>
CLASSIFICATION TABLE								

1 Walls	1 Width > 300 mm	1 Method of fixing and treatment of joints stated	m ²	1 Patterned, details stated	M5 Width the width of each face	D3 Work to sides and soffits of attached beams and openings and to sides of attached columns is classed as work to the abutting walls or ceilings	C2 The work is deemed to include external angles, rounded internal and external angles ≤ 100 mm radius
2 Ceilings	2 Width ≤ 300 mm		m	2 Inserts, size or section stated			
3 Isolated beams				3 Underlays			
4 Isolated columns							
5 Floors		1 Level or to falls only ≤ 15° from horizontal 2 To falls and crossfalls ≤ 15° from horizontal 3 To slopes > 15° from horizontal				D4 Beams and columns are classified as isolated where the work is different from the abutting ceilings or walls respectively	C3 Work to floors is deemed to include working finishes, without necessity for cutting, into shallow channels C4 Work to falls, crossfalls and slopes is deemed to include intersections
6 Strings	1 Width stated		m				C5 Work to strings and aprons is deemed to include ends, angles, ramped and wreathed corners
7 Aprons							C6 Work to treads and risers is deemed to include all fair edges, internal and external angles
8 Treads							
9 Risers	1 Plain 2 Undercut	1 Height stated	m				
10 Skirtings		1 Height stated	m	1 Patterned, details stated			C7 Work to skirtings and kerbs is deemed to include fair edges, rounded edges, beaded edges, moulded edges, coved junctions, ends, angles and ramps
11 Kerbs		2 Height and width stated		2 Inserts, size or section stated 3 Flush 4 Raking 5 Vertical			
12 Lining to channels		1 Girth on face stated	m	1 Patterned, details stated 2 Inserts, size or section stated			C8 Linings to channels are deemed to include arrises, coves, ends, angles, intersections and outlets
13 Accessories	1 Separating membranes, thickness stated		m ²				
	2 Nosings	1 Dimensioned description	m			D5 Movement joints include expansion joints	C9 Nosings are deemed to include working finishings thereto
	3 Movement joints 4 Cover strips 5 Dividing strips						C10 Mitred regular and irregular angles are deemed included
	6 Stair rods 7 Carpet holders 8 Carpet clips or grippers 9 Binder bars		nr		M6 Items are only measured separately where they are not fixings at perimeter see C1(d)		

M52 Decorative papers/fabrics

M52 Decorative papers/fabrics					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
INFORMATION PROVIDED								
P1 Information is shown on location drawings under A Preliminaries/General conditions					M1 Where the manufacturer and pattern cannot be fully described work is measured as hanging/fixing only and the supply and delivery to site of papers/fabrics is covered by a prime cost or provisional sum M2 Work in staircase areas is given separately M3 The areas or lengths measured are the areas or lengths covered including allowances for the extra lengths of edges, mouldings, panels, sinkings, corrugations, flutings, carvings, enrichments and the like M4 No deduction is made for voids $\leq 0.50 \text{ m}^2$ M5 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages		C1 The work is deemed to include cutting or fitting around obstructions, intrusions or projections	S1 Kind and quality of materials, manufacturer and pattern S2 Nature of base S3 Preparatory work S4 Method of fixing and jointing
CLASSIFICATION TABLE								
1 Walls and columns	1 Areas $> 0.50 \text{ m}^2$		m ²	1 Raking and curved cutting		D1 Paper is deemed to be hung vertically unless described otherwise		
2 Ceilings and beams	2 Areas $\leq 0.50 \text{ m}^2$		nr	2 Lining paper				
3 Border strips			m	1 Cutting border strips to profile				
4 Corners			nr	1 Cutting corners to profile				
5 Motifs				2 Cutting motifs to profile			C2 Border strips are deemed to include mitres and intersections	

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					<p>M1 Work in staircase areas and plant rooms are each given separately</p> <p>M2 The area or girth measured is the area or girth covered including allowances for the extra girth of edges, mouldings, panels, sinkings, corrugations, flutings, carvings, enrichments and the like unless otherwise provided herein.</p> <p>M3 No deduction is made for voids $\leq 0.50 \text{ m}^2$</p> <p>M4 Work to ceilings and beams over 3.50 m above floor (measured to ceiling level in both cases), except in staircase areas, is so described stating the height in further 1.50 m stages</p>	<p>D1 Work is deemed to be internal unless otherwise described</p> <p>D2 Multi-coloured work is defined as the application of more than one colour on an individual surface except on walls and piers or on ceilings and beams</p> <p>D3 Multi-coloured work on walls and piers or on ceilings and beams shall be defined as the application in one room of more than one colour on either the walls and piers or ceilings and beams</p> <p>D4 Irregular surfaces are corrugated, fluted, panelled, carved or ornamental surfaces</p> <p>D5 Features unpainted include fire stripping and weather stripping</p> <p>D6 Isolated surfaces include the girth of associated mouldings</p> <p>D7 Where reference within this table is made to painting it is deemed to include clear finishing as applicable</p>	<p>C1 The work is deemed to include rubbing down with glass, emery or sand paper</p> <p>C2 Multi-coloured work is deemed to include cutting in and cutting to line</p>	<p>S1 Kind and quality of materials</p> <p>S2 Nature of base</p> <p>S3 Preparatory work</p> <p>S4 Priming or sealing coats (nr)</p> <p>S5 Undercoats (nr)</p> <p>S6 Finishing coats (nr) and surface finish</p> <p>S7 Method of application</p> <p>S8 Abrasive or other treatment applied between coats other than rubbing down with glass, emery or sand paper</p>
CLASSIFICATION TABLE								
1 General surfaces		1 Girth > 300 mm 2 Isolated surfaces, girth $\leq 300 \text{ mm}$ 3 Isolated areas $\leq 0.50 \text{ m}^2$ irrespective of girth	m ² m nr	1 Multi-coloured work 2 Features unpainted, details stated 3 Irregular surfaces 4 Application on site prior to fixing		D8 General surfaces are those not included in other Classifications	C3 Work to general surfaces is deemed to include work on butts and fastenings attached to doors, frames and linings	

M60 continued

CLASSIFICATION TABLE

				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
2 Glazed windows and screens 3 Glazed sash windows 4 Glazed doors	1 Panes, area $\leq 0.10 \text{ m}^2$ 2 Panes, area $0.10 - 0.50 \text{ m}^2$ 3 Panes, area $0.50 - 1.00 \text{ m}^2$ 4 Panes, area $> 1.00 \text{ m}^2$	1 Girth $> 300 \text{ mm}$	m^2	1 Multi-coloured work 2 Features unpainted, details stated 3 Partially glazed 4 Irregular surfaces 5 Application on site to members prior to fixing	M5 The area measured is each side of windows, screens and glazed doors, measured flat plus edges of glazed doors M6 Where panes of more than one size occur then the sizes are averaged M7 Work to associated linings and sills are measured as general surfaces	D9 Pane areas are those of individual panes	C4 Glazed work is deemed to include: (a) edges of opening lights and portions uncovered by sliding sashes in double hung casements (b) additional painting to the surrounding frame caused by opening lights (c) cutting in next glass (d) work on glazing beads, butts and fastenings attached thereto
		2 Isolated surfaces, girth $\leq 300 \text{ mm}$	m				
		3 Isolated areas $\leq 0.50 \text{ m}^2$ irrespective of girth	nr				
5 Structural metalwork	1 General surfaces 2 Members of roof trusses, lattice girders, purlins and the like	1 Girth $> 300 \text{ mm}$	m^2	1 Multi-coloured work 2 Features unpainted, details stated 3 Application on site to members prior to fixing 4 Structural metalwork height $5.00 - 8.00 \text{ m}$ above floor level 5 and thereafter in 3.0 m stages	M8 The height of structural metalwork is measured to the highest point of the members in the stated height range M9 Radiators are measured the area painted		C5 Work to structural metalwork is deemed to include work to attached hookbolts, clips and the like C6 Work to radiators is deemed to include work to brackets and stays
		2 Isolated surfaces, girth $\leq 300 \text{ mm}$	m				
		3 Isolated areas $\leq 0.50 \text{ m}^2$ irrespective of girth	nr				
6 Radiators	1 Panel type 2 Column type	1 Girth $> 300 \text{ mm}$	m^2				
		2 Isolated surfaces, girth $\leq 300 \text{ mm}$	m				
		3 Isolated areas $\leq 0.50 \text{ m}^2$ irrespective of girth	nr				
7 Railings, fences and gates	1 Plain open type	1 Girth $> 300 \text{ mm}$	m^2	M10 Plain open type fencing and gates are classified according to the size of their individual members M11 Each side of close type fencing and gates is measured overall M12 Each side of ornamental railings and gates is measured and notwithstanding the general measurement rule above is measured overall regardless of voids	D10 Examples of plain open type fencing are plain post and wire, post and rail, chain link, wire mesh, cleft pale, palisade and metal bar D11 Examples of close type fencing are close boarded, built up concrete and corrugated		
		2 Isolated surfaces, girth $\leq 300 \text{ mm}$	m				
		3 Isolated areas $\leq 0.50 \text{ m}^2$ irrespective of girth	nr				
	2 Close type 3 Ornamental type		m^2				

8 Gutters	1 Valley and parapet 2 Eaves <u>Parapet</u>	1 Girth > 300 mm	m ²				C7 Work to gutters is deemed to include work to gutter brackets
		2 Isolated surfaces, girth ≤ 300 mm	m				
		3 Isolated areas ≤ 0.50 m ² irrespective of girth	nr				
9 Services		1 Girth > 300 mm	m ²	1 Multi-coloured work 2 Features unpainted, details stated 3 Painted throughout in coded colours 4 Application on site to members prior to fixing		D12 Services include pipes, lagged pipes, conduits, cables, ducting, trunking, straps, standards, bars and the like D13 Painting to isolated services units such as ventilating gratings, soot-doors, flushing cisterns, rainwater heads, strap hinges and the like is classed as painting services	C8 Work to services is deemed to include work to saddles, pipehooks, holderbats, conduit boxes and other components for fixing
		2 Isolated surfaces, girth ≤ 300 mm	m				
		3 Isolated areas ≤ 0.50 m ² irrespective of girth	nr				
10 Coloured bands for coding service pipes	1 Colours (nr)	1 Description stated	nr				

N Furniture/Equipment

N10 General fixtures/furnishings/equipment

N11 Domestic kitchen fittings

N12 Catering equipment

N13 Sanitary appliances/fittings

N15 Signs/Notices

N20, 21, 22, 23 Special purpose fixtures/furnishings/equipment

Q50 Site/Street furniture/equipment

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					M1 It is permissible in respect of any individual item to use any other appropriate Rule in this document provided that it is stated which Rules have been applied to which item	D1 Fixtures, furnishings, equipment, fittings and appliances consist of those items listed as Sections N10 – 13, N15, N20 – 23 and Q50 at Appendix A excluding signwriting and carving and sculpting		
CLASSIFICATION TABLE								
1 Fixtures, furnishings and equipment not associated with services	1 Component drawing reference ----- 2 Dimensioned diagram		nr					S1 Such information as is appropriate to the procurement, design, execution, supply and/or manufacture of the item and its incorporation in the Works
2 Signwriting 3 Carving and sculpting	1 Dimensioned description							S2 Details of excavation and concrete backfilling for foundations to Site/Street furniture/equipment
4 Fittings, equipment and appliances associated with services	1 Type, size and pattern, capacity, loading as appropriate and method of fixing all stated	1 Cross reference to specification	nr	1 Ancillaries provided with fittings, equipment and appliances, details stated 2 Integral controls and indicators stated 3 Remote controls and indicators and connections between, details stated	M2 Marking positions, loose ancillaries, identification, testing and commissioning, temporary operation, preparing drawings, operating and maintenance manuals are measured in Sections Y51, Y54 and Y59 as appropriate		C1 Providing everything necessary for jointing is deemed to be included	S3 Specified codes of practice and regulations S4 Kind and quality of materials S5 Gauge, thickness or substance of materials S6 Tests with which materials and equipment must comply

				4 Supports, mountings and insulation provided with fittings, equipment and appliances, details stated 5 Initial charges, details stated 6 Method of fixing and background stated			treatments applied on site S8 Finishes and surface treatments applied off site stating whether applied before or after fabricating or assembly S9 Limiting dimensions on the size and weight of equipment
5 Ancillaries not provided with the fittings, equipment or appliances	1 Type, size and method of jointing stated	1 Type of fitting, equipment or appliance stated	nr	1 Integral controls or indicators stated 2 Remote controls or indicators and connections between, details stated		C2 Jointing ancillaries to fittings, equipment or appliances is deemed to be included	
6 Fixtures, furnishings, equipment, fittings and appliances provided by the Employer	1 Type, size and method of fixing stated		nr	1 Provision of additional components, details stated 2 Background stated		C3 Accepting delivery, storing and handling are deemed to be included	

P Building fabric sundries

P10 Sundry insulation/proofing work/fire stops

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						<p>D1 Sundry insulation/proofing work/fire stops include:</p> <p>(a) flexible sheets, insulating boards and other materials, where not specified as part of another section, laid, hung or fixed horizontally, sloping or vertically as waterproofing, vapour barriers, fire stops, fire barriers, isolating membranes, sound insulation or thermal insulation</p> <p>(b) mineral fibre, plastics bead and cellulose loose fill thermal insulation laid between joists, etc.</p>		
CLASSIFICATION TABLE								
1 Sheets 2 Quilts 3 Boards 4 Loose fill	1 Plain areas 2 Across members, centres of members stated 3 Between members, centres of members stated	1 Horizontal 2 Vertical 3 Soffit	m ²		<p>M1 The area measured is that covered</p> <p>M2 Proofing work/fire stops are only measured independently in this Section where not specified as part of another Work Section</p>	<p>D2 Horizontal includes the upper surface of any sloping structure $\leq 45^\circ$ from the horizontal</p> <p>D3 Vertical includes the upper surface of any sloping structure $> 45^\circ$ from the horizontal</p> <p>D4 Soffit includes the underside of any horizontal or sloping structure</p>	<p>C1 All cutting is deemed to be included</p>	<p>S1 Type, quality and thickness of material</p> <p>S2 Extent of laps</p> <p>S3 Method of fixing where not at the discretion of the Contractor</p>

P11 Foamed/Fibre/Bead cavity wall insulation

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions						D1 Foamed/Fibre/Bead cavity wall insulation includes foamed resin or loose fill insulation injected or blown into cavity walls		
CLASSIFICATION TABLE								
1 Filling	1 Thickness stated		m ²		M1 The area measured is that filled			S1 Type and quality of material S2 Method of application including associated works

P20 Unframed isolated trims/skirtings/sundry items

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					<p>M1 Items which do not have a constant cross-section are so described and given stating the extreme dimensions</p> <p>M2 Items are only measured independently in this Section where not specified as part of another Work Section</p> <p>M3 Curved work is so described with the radii stated</p>	D1 All timber sizes are nominal sizes unless stated as finished sizes	C1 The work is deemed to include ends, angles, mitres, intersections and the like except on hardwood items > 0.003 m ² sectional area	
CLASSIFICATION TABLE					M4 Associated handrails are measured in Section L30 and Section L31			<p>S1 Kind and quality of materials and if timber whether sawn or wrot</p> <p>S2 Preservative treatments applied as part of the production process</p> <p>S3 Surface treatments applied as part of the production process</p> <p>S4 Selection and protection for subsequent treatment</p> <p>S5 Matching grain or colour</p> <p>S6 Limits on planing margins on timber and if deviation from stated size is not permitted</p> <p>S7 Method of jointing or form of construction</p> <p>S8 Method of fixing where not at the discretion of the Contractor</p> <p>S9 Fixing through vulnerable materials</p>
1 Skirtings, picture rails, architraves and the like	1 Dimensioned overall cross-section description		m	<p>1 Built up timber members, size of components stated</p> <p>2 Timber components tongued on</p> <p>3 Different cross-section shapes (nr)</p> <p>4 Stopped labours (nr)</p>				
2 Cover fillets, stops, trims, beads, nosings and the like			nr					
3 Isolated shelves and worktops								
4 Window boards								
5 Unframed pinboards								
6 Duct covers								
7 Isolated handrails and grab rails								
8 Extra over the hardwood items, > 0.003 m ² sectional area, in which they occur	<p>1 Ends</p> <p>2 Angles</p> <p>3 Mitres</p> <p>4 Intersections</p>							
9 Backboards, plinth blocks and the like	1 Dimensioned description		nr	<p>1 Built up timber members, size of components stated</p> <p>2 Timber components tongued on</p> <p>3 Stopped labours (nr)</p>				

P21 Ironmongery

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions								
CLASSIFICATION TABLE								
1 Type of item, unit or set stated	1 Nature of base stated		nr			D1 Ironmongery consists of the items listed as Section P21 at Appendix A of these rules	C1 Ironmongery is deemed to include fixing with screws to match and preparing base to receive same	S1 Kind and quality of materials and fixings S2 Surface finish S3 Constituent parts of the units or sets S4 Fixing through vulnerable materials

P22 Sealant joints

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities (a) scope and location of the work						D1 Sealant joints include forming sealant joints which for special reasons cannot reasonably be included in another Work Section as follows: (a) general expansion joints in the building not associated with any particular type of work (b) sealant joints required to be executed by a sealant specialist (c) renewal of sealant joints in existing buildings where not associated with replacement or refixing of a component		
1 Joints, contact surfaces stated	1 Type and size of components stated	1 Vertical 2 Sloping 3 Soffit 4 Horizontal	m	1 Raking out existing materials	M1 Lengths are measured on face	D2 Vertical joints include work inclined $\leq 10^\circ$ from vertical D3 Sloping joints include work to upper surfaces inclined $> 10^\circ$ from horizontal and $> 10^\circ$ from vertical D4 Soffit joints include all inclined soffits D5 Horizontal joints include work inclined $\leq 10^\circ$ from horizontal	C1 Work is deemed to include preparation, cleaners, primers and sealers appropriate to the contact surface C2 Raking out existing materials is deemed to include raking out/cutting back the existing components sufficiently to accommodate the new system, disposal, and any make up filler where excess is removed	S1 Kind and quality of materials S2 Method of application S3 Preparation of contact surfaces, cleaners, primers and sealers
2 Pointing, contact surfaces stated			m					

P30 Trenches/Pipeways/Pits for buried engineering services

P31 Holes/Chases/Covers/Supports for services

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 Information regarding the nature of excavation work is described in accordance with Section D20, Information Provided</p> <p>P2 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the layout of the services</p>					<p>M1 Unless identified in these sections all other items of Builder's work associated with plumbing, mechanical and electrical installations are given in accordance with the appropriate Work Sections</p> <p>M2 Builder's work in connection with plumbing, mechanical and electrical installations are each identified under an appropriate heading</p>			S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Excavating trenches	<p>1 Services \leq 200 mm nominal size</p> <p>2 Services > 200 mm nominal size, nominal size stated</p>	<p>1 Average depth of run \leq 250 mm</p> <p>2 and thereafter in 250 mm stages</p>	m	<p>1 Commencing level stated where > 0.25 m below existing ground level</p> <p>2 Curved</p> <p>3 Below ground water level</p> <p>4 Next to roadways</p> <p>5 Next to existing buildings</p> <p>6 Unstable ground</p> <p>7 Specified multiple handling details stated</p> <p>8 Disposal at specified locations, details stated</p> <p>9 Backfilling with special materials, details stated</p> <p>10 Surface treatment, details stated</p>	<p>M3 Special materials for backfilling are stated in accordance with Section D20:9.*.*.*</p> <p>M4 Surface treatments are stated in accordance with D20:13.*.*.*</p> <p>M5 Excavating trenches below ground water level is measured where the ground water level is above the bottom of the trench</p>	<p>D1 Trenches next to roadways, next to existing buildings, and in unstable ground are defined in accordance with D20:7.*.*.3 – 5</p> <p>D2 Backfilling with special materials occurs where selected or treated excavated materials, or imported materials are used</p>	<p>C1 Excavating trenches are deemed to include:</p> <p>(a) earthwork support</p> <p>(b) consolidation of trench bottoms</p> <p>(c) trimming excavations</p> <p>(d) special protection of services</p> <p>(e) backfilling with and compaction of excavated materials</p> <p>(f) disposal of surplus excavated materials</p>	S2 Specified protection where required

P30/P31 continued

P30/P31 continued

CLASSIFICATION TABLE				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
2 Items extra over excavating trenches, irrespective of depth	1 Breaking out existing materials	1 Rock	m³	1 Reinstating to match existing	M6 The measurement of extra over items is based on the width of the beds in the trenches. Where there are no beds the width to be taken is the nominal size of the service plus 300 mm. In both cases measurement is subject to a minimum width of 500 mm	D3 Rock is any material which is of such a size or position that it can only be removed by wedges, special plant or explosives	
	2 Breaking out existing hard pavings, thickness stated	2 Concrete	m²				
		3 Reinforced concrete					
	3 Lifting turf for preservation	4 Brickwork, blockwork or stonework	m	M7 To be measured where precautions are specifically required	D4 Surface water is water on the surface of the site and the excavations	S3 Nature of special requirement	
	4 Next existing live services	5 Coated macadam or asphalt					
	1 Method of preserving, details stated	nr					
3 Disposal	1 Surface water		item	M8 An item for disposal of ground water is only measured where a corresponding item is measured in accordance with 1.*.*.3 and is adjusted accordingly if the post contract water level is different			
	2 Ground water						
4 Beds	1 Width and thickness of bed stated	1 Nominal size of service stated	m			C2 Beds, haunchings, surrounds and casings are deemed to include formwork	
5 Beds and haunchings							
6 Beds and surrounds	1 Width, thickness of bed and thickness of surround stated						
7 Vertical casings	1 Size stated						
8 Stop cock pits, valve chambers and the like	1 Type, size and method of construction stated		nr	M9 Other chambers are measured in accordance with the Section R12 rules for manholes			
9 Other chambers							

10 Underground ducts for engineering services	1 Straight 2 Curved, radii stated 3 Flexible	1 Type, nominal size and method of jointing stated	m	1 Handed to others for laying			
11 Items extra over the duct in which they occur	1 Fittings 2 Special treatment at ends	1 Description and method of jointing stated	nr				
12 Cover tiles 13 Identification tapes	1 Straight 2 Curved, radii stated	1 Type and size stated	m	1 Use of special colours for differing services 2 Staged laying 3 Handed to others for laying			
14 Marker posts 15 Marker plates	1 Type and size stated	1 Setting in hole, concrete or other material 2 Fixing to walls or other surfaces 3 Handed to others for setting or fixing	nr	1 Lettering required			
16 Surface boxes 17 Access chambers 18 Inspection chambers	1 Type, size and covers stated	1 Bedding, and jointing, details stated 2 Handed to others for fixing	nr				
19 Cutting or forming holes, mortices, sinkings and chases for electrical installations	1 Concealed conduits, type stated 2 Concealed cables, type stated 3 Exposed conduits, type stated 4 Exposed cables, type stated	1 Luminaire points 2 Socket outlet points 3 Fitting outlet points 4 Equipment and control gear points 5 Any point in unusually expensive coverings	nr	1 Making good 2 Making good vulnerable materials, details stated	M10 Points are enumerated irrespective of size, type and kind	C3 Associated switch points are deemed to be included	
20 Cutting or forming holes for other services installations	1 Ducts, nature and thickness of structure stated 2 Pipes, nature and thickness of structure stated	1 Girth ≤ 1.00 m 2 Girth $1.00 - 2.00$ m 3 and thereafter in 1.00 m stages 1 ≤ 55 mm nominal size 2 $55-110$ mm nominal size 3 > 110 mm nominal size	nr	1 Rectangular 2 Circular 3 Dimensioned profile and description 4 Making good		D5 Ducts include trays, trunking, gratings and the like D6 Pipes include tubes, bars, cables, conduit and the like	

P30/P31 continued

30/1 of continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
21 Cutting or forming mortices, sinkings and the like for other services installations	1 Size stated	1 Nature of structure stated	nr	1 Making good				
22 Cutting or forming chases for other services installations	1 Number and size of services stated		m					
23 Pipe and duct sleeves	1 Building in 2 Other fixing	1 Type, size of pipe or duct and nature of structure stated	nr	1 Fix only 2 Bedding and pointing 3 Fire resistant packing 4 Water proofing 5 Making good 6 Method of fixing stated				
24 Ends of supports for services equipment, fittings, appliances and ancillaries	1 Type and size of support stated		nr	1 Fix only 2 Bedding and pointing 3 Making good 4 Method of fixing and background stated				
25 Ends of supports for pipes and ducts	1 Pipes and ducts ≤ 55 mm nominal size	1 Grouped together stating spacing of supports	m		M11 Measured net length of pipe or duct over all fittings			
	2 Pipes and ducts > 55 mm nominal size	2 Size and type of pipe or duct stated	nr					
26 Special measures where services pass through walls, floors, ceilings and roofs	1 Type of measure and size stated	1 Method of fixing and nature of structure stated	nr			D7 Special measures include precautions against the spread of fire and water		
27 Trench covers and frames 28 Duct covers and frames	1 Type and width stated	1 Method of fixing and background stated	m	1 Limitations to length of covers stated				
29 Blockings, grounds and fixings for services	1 Type and size stated	1 Method of fixing and nature of structure stated	nr					

30 Supports for services not provided with the services installation	1 Pylons 2 Poles 3 Wall and soffit brackets and hangers 4 Pole brackets 5 Stays 6 Proprietary support components	1 Type, size and method of fixing and background stated	nr	1 Holes, pits and bedding 1 Holes, pits and bedding				
31 Catenary cables	1 Type and size stated	1 Method of fixing and background stated	m	1 Eye bolts, details stated 2 Shackles, details stated 3 Straining screws, details stated	M12 Measured net, no allowance for sag			
Work to existing buildings								
32 Cutting mortices and sinkings for services installations	1 Size stated	1 Nature of structure stated	nr	1 Making good, details stated	M13 Cutting holes for services installations and making good after is measured in accordance with the appropriate Work Sections			
33 Cutting chases for services installations	1 Number and size of services stated		m					
34 Lifting and replacing floor boards	1 For pipes or ducts	1 Number and nominal size of pipe or duct stated	m		M14 No distinction is made between routes parallel to or at an angle to the floor boards			C4 Cutting floor boards and notching or holing joists are deemed to be included
	2 For cables or conduits	2 ≤ 3 cables or conduits 3 3 – 6 cables or conduits 4 > 6 cables or conduits						
35 Lifting and replacing chequer plates, trench covers and duct covers	1 Type and width stated		m					

Q Paving/Planting/Fencing/Site furniture

Q10 Stone/Concrete/Brick kerbs/edgings/channels

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work					M1 In situ concrete kerbs/edgings/channels to in situ concrete roads are measured in Section Q21			
CLASSIFICATION TABLE								
1 Excavation					M2 Excavation work is measured in accordance with Section D20			
2 Kerbs 3 Edgings 4 Channels	1 Dimensioned description		m	1 Sizes and extent of reinforcement 2 Foundation and haunching	M3 Where otherwise identical units are required which vary in their length, the number of units is to be stated in the item			
5 Items extra over the work in which they occur	1 Specials		nr	3 Curved, radii stated				
							C1 Kerbs, edgings and channels are deemed to include cut angles and ends C2 Foundation and haunching is deemed to include formwork	S1 Kind and quality of materials S2 Mix details S3 Bedding and fixings S4 Surface finishes S5 Nature and extent of foundation and haunching

Q21 In situ concrete roads/pavings/bases

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work								
CLASSIFICATION TABLE								
1 Concrete					M1 Concrete is measured in accordance with Section E10			
2 Formwork					M2 Formwork is measured in accordance with Section E20			
3 Reinforcement					M3 Reinforcement is measured in accordance with Section E30			
4 Joints					M4 Joints are measured in accordance with Section E40			
5 Worked finishes					M5 Worked finishes are measured in accordance with Section E41			
6 Accessories cast in					M6 Accessories cast in are measured in accordance with Section E42			

Q22 Coated macadam/Asphalt roads/pavings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work						D1 Work is deemed external unless described as internal D2 The thickness stated is the finished thickness	C1 Work is deemed to include: (a) fair joints (b) working over and around obstructions into recesses and shaped inserts	S1 Kind, composition and mix of materials S2 Method of application S3 Nature of surface treatment S4 Special curing of finished work S5 Nature of base S6 Preparatory work where bonding is included with the finish
CLASSIFICATION TABLE								
1 Roads 2 Pavings	1 Thickness and number of coats stated	1 Level and to falls only 2 To falls and crossfalls and to slopes $\leq 15^\circ$ from horizontal 3 To slopes $> 15^\circ$ from the horizontal	m ²		M1 The area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$ or grounds		C2 Work is deemed to include forming or working into shallow channels and associated labours C3 Work to falls and crossfalls, and to slopes is deemed to include intersections	
3 Linings to channels	1 Horizontal 2 To falls	1 Girth on face stated	m				C4 Linings to channels are deemed to include arrises, coves, ends, angles, intersections and outlets	

Q23 Gravel/Hoggin roads/pavings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work								S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Roads 2 Pavings	1 Thickness stated	1 Level and to falls only 2 To falls and crossfalls and to slopes $\leq 15^\circ$ from horizontal 3 To slopes $> 15^\circ$ from horizontal	m ²		M1 Area measured is that in contact with base and no deduction is made for voids $\leq 0.50 \text{ m}^2$	D1 Work is deemed external unless described as internal D2 The thickness stated is the compacted thickness	C1 The work is deemed to include: (a) fair joints (b) working over and around obstructions into recesses and shaped inserts	S2 Formation, preparation and surface finish or treatment S3 Laying and compaction
3 Edgings	1 Thickness and height stated		m				C2 Edgings are deemed to include: (a) pegs and supports (b) angles and ends	S4 Type and method of fixing or support

Q24 Interlocking brick/block roads/pavings

Q25 Slab/Brick/Block/Sett/Cobble pavings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work						D1 Work is deemed external unless otherwise described D2 The thickness stated is the nominal thickness	C1 Work is deemed to include: (a) fair joints (b) working over and around obstructions into recesses and shaped inserts (c) cutting	S1 Kind and quality of materials including bedding S2 Size, shape and thickness of units S3 Nature of surface finish S4 Bedding or other method of fixing S5 Treatment of joints S6 Layout of joints S7 Nature of base S8 Preparatory work
CLASSIFICATION TABLE								
1 Roads 2 Pavings	1 Thickness stated	1 Level and to falls only 2 To falls and crossfalls and to slopes ≤ 15° from the horizontal 3 To slopes > 15° from the horizontal	m²	1 Bedding, thickness stated 2 Patterned, details stated 3 Work with joints laid out to detail, components detail drawing reference stated 4 Laid in bays, average size of bays stated	M1 Work is measured on the exposed face and no deduction is made for voids ≤ 0.50 m²		C2 Work is deemed to include forming or working finishes into shallow channels including all associated labours C3 Work to falls and crossfalls and to slopes ≤ 15° is deemed to include all intersections	
3 Treads 4 Margins	1 Width stated		m	1 Patterned, details stated 2 Foundation and haunching 3 Curved, radii stated		M2 Kerbs, edgings and channels in a similar material to the roads/pavings are measured here. Independent kerbs, edgings and channels are measured in Section Q10	C4 Work is deemed to include all fair edges, internal and external angles C5 Linings to channels are deemed to include edges, angles, intersections and outlets C6 Foundation and haunching is deemed to include formwork	S9 Nature and extent of foundation and haunching
5 Risers	1 Height stated							
6 Kerbs 7 Edgings	1 Dimensioned description							
8 Linings to channels	1 Girth on face stated							
9 Items extra over the work in which they occur	1 Special units	1 Dimensioned description	m					
	2 Isolated special units		nr					
10 Accessories	1 Separating membranes	1 Thickness stated	m²	1 Curved, radii stated			D4 Movement joints include expansion joints	
	2 Movement joints	1 Dimensioned description	m					
	Tree grilles		nr					

Q26 Special surfacings/pavings for sport

INFORMATION PROVIDED				MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work				M1 The area measured is that in contact with the base and no deduction is made for voids $\leq 0.50 \text{ m}^2$	D1 Work is deemed external unless described as internal D2 The thickness stated is the nominal thickness	C1 Work is deemed to include: (a) fair joints (b) working over and around obstructions into recesses and shaped inserts (c) cutting	S1 Kind and quality of materials S2 Nature of base
CLASSIFICATION TABLE							
1 Liquid applied surfacings		1 Level and to falls only 2 To falls and crossfalls and to slopes $\leq 15^\circ$ from the horizontal	m ²			C2 Work is deemed to include forming or working into shallow channels and associated labours C3 Work to falls and crossfalls and slopes is deemed to include intersections	S3 Number of coats S4 Surface finish S5 Method of application
2 Sheet surfacings 3 Tufted surfacings	1 Thickness stated	3 To slopes $> 15^\circ$ from the horizontal					S6 Methods of fixing and treatment of joints S7 Extent of laps S8 Type of seams
4 Proprietary coloured tarmacadam sports surfacings and pavings 5 Proprietary clay and shale coloured sports surfacings and pavings	1 Thickness and number of coats stated						S9 Proprietary name S10 Method of application S11 Surface treatment
6 Proprietary no fines concrete sports surfacings and pavings	1 Thickness stated						
7 Surface dressings							
8 Line marking	1 Width $\leq 300 \text{ mm}$ 2 Width $> 300 \text{ mm}$, width stated		m				S12 Preparatory work S13 Coats (nr) S14 Method of application S15 Treatment applied between coats
9 Letters and figures	1 Dimensioned description		nr				

CLASSIFICATION TABLE

1 Cultivating	1 Depth stated		m ²	1 Weeding, details stated 2 Following, details stated				
2 Surface applications	1 Type and rate stated							
3 Trees	1 Botanical name	1 BS size designation and root system stated	nr	1 Planting in cultivated or grassed areas prepared by others, details stated 2 Initial cut back, details stated 3 Supports and ties 4 Refilling with special materials, details stated 5 Watering, details stated	D1 Types of surface applications include herbicides, selective weedkillers, peat, manure, compost, mulch, fertilizer, soil ameliorants, sand and the like D2 BS size designations include standard, advanced nursery stock or semi-mature trees D3 Young nursery stock includes seedlings, transplants and whips D4 Removing surplus excavated material means removing from site unless otherwise described	C1 Cultivating is deemed to include the removal of stones C2 Surface applications are deemed to include working in if required C3 Items include for excavating or forming pits, holes or trenches, refilling, watering in, removing surplus excavated material and labelling C4 Refilling is deemed to include all necessary multiple handling C5 Planting in cultivated or grassed areas prepared by others is deemed to include all necessary reinstatement	S1 Timing of operations S2 Method of cultivating and degree of tilth S3 Kind, quality and composition of materials S4 Size and type of pits, holes and trenches, excavated or formed S5 Type of supports and ties S6 Special materials for refilling S7 Labelling	
4 Young nursery stock trees		2 Girth, height and clear stem and root system stated						
5 Shrubs		1 Height and root system stated	nr					
6 Hedge plants		1 Height stated	nr					
		2 Height, spacing, number of rows, and layout stated	m					
7 Herbaceous plants		1 Size stated	nr					
		2 Size and number per m ² stated	m ²					
8 Bulbs, corms and tubers		1 Size stated	nr kg					
9 Mulching after planting	1 Around individual plants	1 Thickness and area stated	nr	1 Tree spats, details stated			S8 Type of mulch, time and method of application	
	2 Beds	2 Thickness stated	m ²					
10 Protection	1 Tree guards	1 Dimensioned description	nr					
	2 Anti-desiccant sprays	2 Height and girth of tree or spread of plant stated						
	3 Wrapping	3 Height of wrapping and girth of tree stated			M1 Temporary fencing is only measured here where specifically required and then in accordance with Section Q40		S9 Type of tree guard and method of fixing S10 Type of spray and rate of application S11 Type of wrapping and chemical application	
	4 Temporary fencing			1 Duration and ultimate ownership, details stated				

Q40 Fencing

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the scope and location of the work (b) location of fencing specially designed to suit sloping ground							C1 Work is deemed to include: (a) excavating holes for supports, special supports and independent gate posts (b) backfilling and disposal of surplus materials (c) earthwork support (d) supports	S1 Kind and quality of materials S2 Construction S3 Surface treatments applied as part of production process or applied before delivery to site S4 Size and nature of backfilling
CLASSIFICATION TABLE					M1 Fencing is measured over supports and special supports	D1 Supports are posts, struts or the like occurring at regular intervals D2 Special supports are posts, struts or the like other than those occurring at regular intervals D3 The height of fencing is measured from the surface of the ground (or other stated base) to the top of the infilling or where there is no infilling, to the top wire or rail D4 Curved fencing is fencing curved between supports D5 Integral gate posts are those integral with the fencing D6 The height of supports and special supports is the height above the surface of the ground or other stated base D7 The depth of supports and special supports is the depth below the surface of the ground or other stated base	C2 Gate posts are deemed to include slamming stops and hanging fillets	
1 Fencing	1 Type stated	1 Height of fencing; spacing, height and depth of supports stated	m	1 Fencing set out to a curve but straight between posts 2 Curved fencing radius > 100 m 3 Curved fencing radius ≤ 100 m, radii stated 4 Fencing to ground sloping > 15° from the horizontal 5 Lengths ≤ 3 m				
2 Special supports extra over fencing in which they occur	1 End posts 2 Angle posts 3 Integral gate posts 4 Straining posts 5 Others, details stated	1 Size, height and depth stated	nr	1 Method of fixing to background and background stated 2 Details of struts or backstays stated				
3 Independent gate posts	1 Type stated							

4 Items extra over fencing, special supports and independent gate posts irrespective of type	1 Excavating below ground water level		m ³		M2 If the post contract water level differs from the pre-contract water level the measurements are revised accordingly		C3 Disposal of ground water is deemed to be included
	2 Breaking out existing materials	1 Rock 2 Concrete 3 Reinforced concrete 4 Brickwork, blockwork or stonework	m ²			D8 Rock is any material which is of such size or position that it can only be removed by wedges, special plant or explosives	
	3 Breaking out existing hard pavings, thickness stated	5 Coated macadam or asphalt					C4 Making good existing hard pavings is deemed to be included
5 Gates	1 Type stated	1 Height and width stated	nr				
6 Ironmongery					M3 Ironmongery is measured in accordance with Section P21		

R Disposal systems

R10 Rainwater pipework/gutters

R11 Foul drainage above ground

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work</p>						<p>D1 Finishes and surface treatments exclude insulation and decorative finishes which are measured under Sections Y50 and M60</p>	<p>C1 Providing everything necessary for jointing is deemed to be included</p> <p>C2 Patterns, moulds, templates and the like are deemed to be included</p>	<p>S1 Specified codes of practice and regulations</p> <p>S2 Kind and quality of materials</p> <p>S3 Gauge, thickness or substance of materials</p> <p>S4 Tests with which materials must comply</p> <p>S5 Finishes or surface treatments applied on site</p> <p>S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly</p>
CLASSIFICATION TABLE								
1 Pipes	1 Straight 2 Curved, radii stated 3 Flexible 4 Extendable	1 Type, nominal size, method of jointing, type, spacing and method of fixing supports, all stated	m	1 Background and method of fixing stated 2 In ducts 3 In chases 4 In floor screeds 5 In in situ concrete	<p>M1 Pipes are measured over all fittings and branches</p> <p>M2 Flexible pipes and extendable pipes are measured fully extended</p>		<p>C3 Pipes are deemed to include joints in their running length</p> <p>C4 Pipes are deemed to include joints necessary solely for erection purposes</p> <p>C5 Pipes are deemed to include all labour excluding made bends</p>	
2 Items extra over the pipe in which they occur	1 Made bends 2 Special joints and connections	1 Type, and method of jointing stated	nr	1 Nominal size stated where different from pipe in which joint or connection occurs		<p>D2 Special joints and connections are joints which differ from those generally occurring in the running length or are connections to pipes of a different profile or material, connections to existing pipes or to equipment, appliances or of flue.</p>		

	3 Fittings, pipe ≤ 65 mm diameter 4 Fittings, pipe > 65 mm diameter	1 One end 2 Two ends 3 Three ends 4 Others, details stated 5 Type stated		1 With inspection door 2 Method of jointing stated where different from pipe in which fitting occurs	M3 Fittings which are reducing are measured extra over the largest pipe in which they occur		C6 Cutting and jointing pipes to fittings is deemed to be included	
3 Screwed sockets 4 Tappings 5 Bosses	1 Type, size and method of jointing stated	1 Nominal size and kind of pipe stated	nr				C7 Screwed sockets, tappings and bosses are deemed to include perforating the pipe	
6 Pipework ancillaries	1 Gullies 2 Outlets 3 Rainwater heads 4 Gratings to outlets and rainwater heads 5 Flashing plates 6 Weathering aprons 7 Tundishes 8 Traps 9 Pots	1 Type, nominal size, type of pipe, number and method of fixing any supports stated	nr	1 Background and method of fixing stated 2 In ducts	M4 Gratings may alternatively be given in the description of the enumerated item to which they relate		C8 Cutting and jointing pipes to ancillaries is deemed to be included	
7 Pipe supports which differ from those given with pipelines		1 Nominal size of pipe, type and size of support, method of fixing pipe and support stated	nr	1 Lined with insulation, details stated 2 Background and method of fixing stated	M5 Fabricated supports and supports carrying more than one service are measured under Section P30			
8 Pipe sleeves through walls, floors and ceilings	1 Length ≤ 300 mm 2 and thereafter in 300 mm stages	1 Type and nominal size of pipe stated	nr	1 Method of fixing and type of packing stated 2 Handed to others for fixing				
9 Wall, floor and ceiling plates		1 Type, size and method of fixing stated	nr					

R10/R11 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
10 Gutters	1 Straight 2 Curved, radii stated	1 Type, nominal size, method of jointing, type, spacing and method of fixing supports stated	m	1 Background and method of fixing stated	M6 Gutters are measured over all fittings and branches		C9 Gutters are deemed to include joints in the running length	
11 Items extra over the gutter in which they occur	1 Special joints and connections	1 Type and method of jointing stated	nr	1 Nominal size stated where different from gutter in which joint or connection occurs		D3 Special joints and connections are joints which differ from those generally occurring in the running length or are connections to existing gutter or gutters of a different profile or material		
	2 Fittings	1 Type stated		1 Method of jointing stated where different from gutter in which fitting occurs	M7 Fittings which are reducing are measured extra over the largest gutters in which they occur		C10 Cutting and jointing gutters to fittings is deemed to be included	
12 Marking position of holes, mortices and chases in the structure	1 Installation stated		item	1 Formed during construction, details stated				
13 Identification	1 Plates 2 Discs 3 Labels 4 Tapes or bands 5 Arrows, symbols, letters and numbers 6 Charts	1 Type, size and method of fixing stated	nr	1 Details of engraving stated 2 Mounting of charts, details stated				
14 Testing and commissioning	1 Installation stated	1 Preparatory operations, details stated 2 Stage tests (nr) listed and purpose stated 3 Insurance Company tests, details stated 4 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided			C11 Provision of water, and other supplies are deemed to be included C12 Provision of test certificates is deemed to be included	
15 Temporary operation of installations to Employer's requirements	1 Installation and purpose of operation stated	1 Duration of operation period stated	item	1 Attendance required 2 Conditions imposed by Employer before operation allowed 3 Special insurance requirements of Employer stated	M8 Provision of water, fuel, gas, electricity and other supplies is covered by Provisional Sums in Section A54			

16 Preparing drawings	1 Information required and number of copies stated	1 Negatives, prints and microfilms, details stated	1 Binding into sets, details stated 2 Names of recipients stated	D4 Drawings include Builder's work, manufacturer's and installation drawings and record or 'as fitted' drawings		
17 Operating and maintenance manuals						

R12 Drainage below ground

R13 Land drainage

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information regarding the nature of excavation work is described in accordance with Section D20 Information Provided P2 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) the layout of the drainage								S1 Kind and quality of materials
CLASSIFICATION TABLE								
1 Excavating trenches	1 Pipes \leq 200 mm nominal size 2 Pipes $>$ 200 mm nominal size, nominal size stated	1 Average depth of trench \leq 250 mm 2 and thereafter in 250 mm stages	m	1 Commencing level stated where $>$ 0.25 mm below existing ground level 2 Curved 3 Below ground water level 4 Next to roadways 5 Next to existing buildings 6 Unstable ground 7 Specified multiple handling, details stated 8 Disposal at specified locations, details stated 9 Backfilling with special materials, details stated 10 Surface treatments, details stated	M1 Special materials for backfilling are stated in accordance with D20:9.*.*.* M2 Surface treatments are stated in accordance with D20:13.*.*.* M3 Excavating trenches below ground water level is measured where the ground water level is above the bottom of the trench	D1 A run of pipe trench is an uninterrupted line of excavating such as between manholes or between an accessory and a manhole or between accessories D2 Trenches next to roadways, next to existing buildings, and in unstable ground are defined in accordance with D20:7.*.*.3-5 D3 Backfilling with special materials occurs where selected or treated excavated materials, or imported materials are used	C1 Excavating trenches is deemed to include: (i) earthwork support (ii) consolidation of trench bottoms (iii) trimming excavations (iv) filling with and compaction of general filling materials (v) disposal of surplus excavated materials	S2 Specified protection where specified
2 Items extra over excavating trenches, irrespective of depth	1 Breaking out existing materials 2 Breaking out existing hard pavings, thickness stated 3 Lifting turf for preservation	1 Rock 2 Concrete 3 Reinforced concrete 4 Brickwork, blockwork or stonework 5 Coated macadam or asphalt 1 Method of preserving, details stated	m ³ m ²	1 Reinstating to match existing	M4 The measurement of extra over items is based on the width of the beds in the trenches. Where there are no beds the width to be taken is the nominal size of the service plus 300 mm. In both cases measurement is subject to a minimum width of 500 mm	D4 Rock is any material which is of such size or position that it can only be removed by wedges, special plant or explosives		

	4 Next existing live services	1 Type of service stated	m		M5 To be measured where precautions are specifically required	D5 Retaining a service is a precaution which is specifically required		S3 Nature of special requirement
	5 Around existing live services crossing trench		nr					
3 Disposal	1 Surface water 2 Ground water		item		M6 An item for disposal of ground water is only measured where a corresponding item is measured in accordance with 1.*.*.3 and is adjusted accordingly if the post contract water level is different			
4 Beds	1 Width and thickness of bed stated		m	1 Designed joints, details stated			C2 Beds, haunchings, surrounds and casings are deemed to include formwork	
5 Beds and haunchings		1 Nominal size of pipe stated						
6 Beds and surrounds	1 Width, thickness of bed and thickness of surround stated							
7 Vertical casings	1 Size stated							
8 Pipes	1 In trenches 2 In ducts in the ground or below a floor 3 Bracketed off walls 4 Suspended from soffits	1 Nominal size stated	m	1 Iron pipes in runs ≤ 3 m long (nr) 2 Not laid in bottom of trench, average depth stated in accordance with 1.*.*.* 3 Vertical 4 Height > 3.50 m above floor level	M7 Pipes are measured over all fittings and branches		C3 Pipes are deemed to include pipe supports	S4 Method of jointing pipes
9 Items extra over the pipe in which they occur	1 Pipe fittings	1 Description stated	nr				C4 Pipe fittings are deemed to include cutting and jointing pipes to fittings and providing everything necessary for jointing	S5 Method of jointing fittings and accessories to pipes
10 Pipe accessories	1 Type stated	1 Dimensioned description	nr			D6 Accessories include gullies, traps, inspection shoes, fresh air inlets, non-return flaps and the like D7 Dimensions stated for accessories include the nominal size of each inlet and outlet	C5 Accessories are deemed to include jointing pipes thereto and bedding in concrete	

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
11 Manholes 12 Inspection chambers 13 Soakaways 14 Cesspits 15 Septic tanks	1 Excavation 2 Concrete 3 Formwork 4 Reinforcement 5 Brickwork 6 Rendered coatings				M8 Excavation, concrete, formwork, brickwork, rendered coatings and other work are measured in accordance with the rules for the appropriate Work Sections			
	7 Building in ends of pipes 8 Channels 9 Benching 10 Step irons 11 Covers 12 Intercepting trays 13 Others	1 Dimensioned description	nr		M9 Items 11-15.7-13.1.0 are only measured separately in non preformed systems		C6 Building in ends of pipes is deemed to include cutting pipes	
	14 Preformed systems		nr	1 Building in ends of pipes, details stated 2 Channels, details stated 3 Benching, details stated 4 Step irons, details stated 5 Covers, details stated 6 Intercepting traps, details stated				
16 Connecting to Local Authority's sewer	1 Details stated		nr		M10 Connecting to Local Authority's sewer is only measured here where it is executed by the Contractor. Work by Statutory Authorities is measured in Section A53			
17 Testing and commissioning	1 Installation stated	1 Preparatory operations, details stated 2 Stage tests (nr) listed and purpose stated 3 Insurance Company tests, details stated 4 Instruction of personnel in operation of completed installations	item	1 Attendance required 2 Instruments to be provided			C7 Provision of water and other supplies is deemed to be included C8 Provision of test certificates is deemed to be included	

18 Preparing drawings	1 Information required and number of copies stated	and microfilms, details stated C 1 Negative, Prints and	1 Binding into sets, stated 2 Names of recipients stated	details	D7 Drawings include Builder's work, manufacturer's and installation drawings and record or 'as fitted' drawings		
19 Operating and maintenance manuals							

X Transport systems

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INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work, including extent of work in motor, machinery or plant rooms</p>					M1 It is permissible in respect of any individual item to use any other appropriate Rule in this document provided that it is stated which Rules have been applied to the item			S1 Such information as is appropriate to the procurement, design, execution, supply and/or manufacture of the item and its incorporation in the works
CLASSIFICATION TABLE					M2 Work is classified in accordance with the following Work Sections and given under an appropriate Work Section heading: X10 Lifts X11 Escalators X12 Moving pavements X20 Hoists X21 Cranes X22 Travelling cradles X23 Goods distribution /Mechanised warehousing X30 Mechanical document conveying X31 Pneumatic document conveying X32 Automatic document filing and retrieval			
1 Lifts 2 Escalators 3 Moving pavements 4 Hoists 5 Cranes 6 Travelling cradles 7 Goods distribution/Mechanised warehousing 8 Mechanical document conveying 9 Pneumatic document conveying 10 Automatic document filing and retrieval	1 Component drawing reference 2 Type, size, pattern, capacity, loading, length, floors served as appropriate, all stated	1 Cross reference to specification	nr					
11 Marking position of holes, mortices and chases in the structure	1 Installation stated		item	1 Formed during construction, details stated				
12 Identification where not provided with equipment	1 Plates 2 Discs 3 Labels 4 Tapes or bands 5 Arrows, symbols, letters and numbers 6 Charts	1 Type, size and method of fixing stated	nr	1 Details of engraving stated 2 Mounting of charts, details stated				

13 Commissioning		1 details stated 2 Stage tests (nr) listed and purpose stated 3 Insurance Company tests, details stated 4 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided		C1 Provision of electricity and other supplies is deemed to be included C2 Provision of test certificates is deemed to be included
14 Temporary operation of installations to Employer's requirements	1 Installation and purpose of operation stated	1 Duration of operation period stated	item	1 Attendance required 2 Conditions imposed by Employer before operation allowed 3 Special insurance requirements of Employer stated	M3 Provision of electricity and other supplies is covered by Provisional Sums in Section A54	
15 Preparing drawings	1 Information required and number of copies stated	1 Negatives, prints and microfilms, details stated	item	1 Binding into sets, details stated 2 Names of recipients stated		D1 Drawings include builder's work, manufacturer's and installation drawings and record or 'as fitted' drawings
16 Operating and maintenance manuals						

Y Mechanical and electrical services measurement

Y10 Pipelines

Y11 Pipeline ancillaries

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) scope and location of the work including extent of work in plant rooms</p>					<p>M1 Work related to these Sections is classified in accordance with Sections R20 – U70 as Appendix B and given under an appropriate Work Section heading</p> <p>M2 Work in plant rooms is identified separately</p>	<p>D1 Finishes and surface treatments exclude insulation and decorative finishes which are measured under Sections Y50 and M60</p>	<p>C1 Providing everything necessary for jointing is deemed to be included</p> <p>C2 Patterns, moulds, templates and the like are deemed to be included</p>	<p>S1 Specified codes of practice and regulations</p> <p>S2 Kind and quality of materials</p> <p>S3 Gauge, thickness or substance of materials</p> <p>S4 Tests with which materials must comply</p> <p>S5 Finishes or surface treatments applied on site</p> <p>S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly</p>
CLASSIFICATION TABLE								
1 Pipes	1 Straight 2 Curved, radii stated 3 Flexible 4 Extendable	1 Type, nominal size, method of jointing, type, spacing and method of fixing supports stated	m	1 Background stated 2 In ducts 3 In trenches 4 In chases 5 In floor screeds 6 In in situ concrete	<p>M3 Pipes are measured over all fittings and branches</p> <p>M4 Flexible and extendable pipes are measured fully extended</p>		<p>C3 Pipes are deemed to include joints in their running length</p> <p>C4 Pipes are deemed to include joints necessary solely for erection purposes</p>	
	5 Flow and return header pipes	2 Type, length and nominal size of main pipe, number, type, length and diameter of each branch pipe, method of construction and method of jointing ends, type, number and method of fixing supports stated	nr					

2 Items extra over the pipes in which they occur	1 Made bends		nr			D2 Special joints and connections are joints which differ from those generally occurring in the running length or are connections to pipes of a different profile or material, connections to existing pipes or to equipment, appliances or ends of flue pipes	
	2 Special joints and connections	1 Type and method of jointing stated		1 Nominal size stated where different from pipe in which joint or connection occurs			
	3 Fittings, pipe \leq 65 mm diameter,	2 One end 3 Two ends 4 Three ends 5 Others, details stated		1 With inspection door 2 Method of jointing stated where different from pipe in which fitting occurs	M5 Fittings which are reducing are measured extra over the largest pipe in which they occur		C5 Cutting and jointing pipes to fittings, loops and compensators is deemed to be included
	4 Fittings, pipe $>$ 65 mm diameter	6 Type stated					
3 Expansion loops	1 Type, nominal size, method of jointing, type, number and method of fixing supports stated	1 Limiting dimensions and expansion accommodated stated	nr	1 Background stated 2 In ducts 3 In trenches			
4 Expansion compensators		1 Expansion accommodated stated	nr				
5 Screwed sockets 6 Tappings 7 Bosses	1 Type, size and method of jointing stated	1 Nominal size and kind of pipe stated	nr			C6 Screwed sockets, tappings and bosses are deemed to include perforating the pipe	
8 Pipework ancillaries	1 Type, nominal size, method of jointing, type, number and method of fixing supports all stated	1 Type of pipe stated	nr	1 Integral controls or indicators stated 2 Remote controls or indicators and connections between stated 3 Background stated 4 In ducts 5 In trenches		C7 Cutting and jointing pipes to ancillaries is deemed to be included	

Y10, Y11 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
9 Pipe supports which differ from those given with pipelines		1 Nominal size of pipe, type and size of support, method of fixing pipe and support stated	nr	1 Lined with insulation, details stated 2 Spring compensated, loading and movement accommodated stated	M6 Fabricated supports and supports carrying more than one service are measured in Section P31			
10 Pipe anchors and guides		1 Nominal size of pipe, type, size and composition, method of fixing pipe and anchors or guide stated	nr	3 Background stated				
11 Pipe sleeves through walls, floors and ceilings	1 Length \leq 300 mm 2 and thereafter in 300 mm stages	1 Type and nominal size of pipe stated	nr	1 Method of fixing and type of packing stated 2 Handed to others for fixing				
12 Wall, floor and ceiling plates		1 Type, size and method of fixing stated	nr					

Y20 - Y25 General pipeline equipment
Y40 - Y46 General air ductline equipment
Y52 Vibration isolation mountings
Y53 Control components - mechanical

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) scope and location of the work including extent of work in plant rooms					M1 Work related to these Sections is classified in accordance with Sections R14 – U70 as Appendix B and given under an appropriate Work Section heading M2 Work in plant rooms is identified separately	D1 Finishes and surface treatments exclude insulation and decorative finishes which are measured under Sections Y50 and M60	C1 Providing everything necessary for jointing is deemed to be included C2 Patterns, moulds, templates and the like are deemed to be included	S1 Specified codes of practice and regulations S2 Kind and quality of materials S3 Gauge, thickness or substance of materials S4 Tests with which materials and equipment must comply S5 Finishes or surface treatments applied on site S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly S7 Limiting dimensions on the size and weight of equipment
CLASSIFICATION TABLE								
1 Equipment	1 Type, size and pattern, rated duty, capacity, loading as appropriate and method of fixing all stated	1 Cross-reference to Specification	nr	1 Ancillaries provided with equipment, details stated 2 Integral controls or indicators, details stated 3 Remote controls or indicators, and connections between, details stated 4 Supports, anti-vibration mountings, insulation provided with equipment, details and method of fixing stated 5 Initial charges, details stated 6 Background stated			C3 Plates, discs and labels for identification provided with the equipment are deemed to be included	

Y20-Y25/Y40-Y46/Y52/Y53 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
2 Ancillaries for equipment not provided with the equipment	1 Type, size and method of jointing stated	1 Type of equipment stated	nr	1 Integral controls or indicators, details stated 2 Remote controls or indicators, and connections between, details stated			C4 Jointing ancillaries to equipment is deemed to be included	
3 Sill heaters 4 Skirting heaters	1 Elements (nr) 2 Casings	1 Output, type, size and method of jointing stated 2 Type, size and method of jointing stated	m m				C5 Edge sealing strips are deemed to be included	
5 Items extra over the sill or skirting heater casings in which they occur	1 Angle sections 2 Matching plates 3 Valve access covers 4 End covers	1 Type, size and method of jointing stated	nr					
6 Supports where not provided with the equipment	1 Type, size and method of fixing stated		nr	1 Background stated			M3 Flue pipes are measured as pipelines in Section Y10	
7 Independent vertical steel chimneys	1 Height, internal diameter and method of jointing stated		1 Base plates (nr) 2 Base plate templates (nr) 3 Linings (nr) 4 Claddings (nr) 5 Anchor bolts (nr) 6 Guy ropes (nr) 7 Ladders (nr) 8 Guard rails (nr) 9 Painters hooks (nr) 10 Cleaning doors (nr) 11 Cows 12 Terminals					
8 Anti vibration mountings where not provided with the equipment	1 Type, size and method of fixing stated		nr	1 Background stated				
9 Anti vibration or sound insulation material	1 Plant bases	1 Nature and thickness stated	m²	1 Handed to others for fixing				
10 Disconnecting, setting aside and refixing for the conveniences of other	1 Type of equipment and purpose of disconnection stated		item					

Y30 Air ductlines

Y31 Air ductline ancillaries

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) scope and location of the work, including extent of work in plant rooms					M1 Work related to this Section is classified in accordance with Sections U10 – U70 as Appendix B and given under an appropriate Work Section heading M2 Work in plant rooms is identified separately	D1 Finishes and surface treatments exclude insulation and decorative finishes which are measured under Sections Y50 and M60	C1 Providing everything necessary for jointing is deemed to be included C2 Patterns, moulds templates and the like are deemed to be included	S1 Specified codes of practice and regulations S2 Kind and quality of materials S3 Gauge, thickness or substance of materials S4 Tests with which materials must comply S5 Finishes or surface treatments applied on site S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly
CLASSIFICATION TABLE								
1 Ducting	1 Straight 2 Curved, radii stated 3 Rectangular curved on wider side, radii stated 4 Rectangular curved on narrower side, radii stated 5 Flexible	1 Type, shape, size, method of jointing type, spacing and method of fixing supports stated	m	1 Background stated	M3 Ducting is measured over all fittings and branches		C3 Ducting is deemed to include: (a) joints in the running length (b) stiffeners	
2 Items extra over the ducting in which they occur	1 Lining ducting internally	1 Type and thickness of lining material and internal size of ducting stated	m		M4 Lining may alternatively be given in the description of the ducting			
	2 Special joints and connections	1 Type, size, ducting size and method of jointing stated	nr	1 Size stated where different from duct in which joint or connection occurs	M5 Where there is a preponderance of fittings (e.g. in plant rooms) they may be enumerated separately as individual full cost items	D2 Special joints and connections are joints which differ from those generally occurring in the running length or are connections to ducting of a different profile or material or to equipment and appliances	C4 Access openings, nozzle outlets and test holes are deemed to include the stiffening of openings C5 Cutting and jointing ducts to fittings is deemed to be included	
	3 Fittings 4 Access openings and covers or doors 5 Nozzle outlets 6 Test holes and covers	1 Type stated	nr	1 Method of jointing stated where different from duct in which fitting occurs				
3 Turns and splitters where not provided with fittings	1 Type stated	1 Internal size of ducting stated	nr					

Y30/Y31 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
4 Ancillaries	1 Type, size, method of jointing, type, number and method of fixing supports all stated	1 Type of ducting stated	nr	1 Integral controls and indicators, details stated 2 Remote controls and indicators and connections between, details stated 3 Background stated			C6 Cutting and jointing ducts to ancillaries is deemed to be included	
5 Breaking into existing ducts	1 Type, size and location of duct stated	1 Purpose of breaking in stated	item	1 Obtaining approval for isolation where necessary 2 Isolating existing duct 3 Preparing ends of existing for new work 4 Limitations to shut down period				
6 Ducting supports which differ from those given with ductline		1 Shape, size of duct, type and size of support, method of fixing duct and support stated	nr	1 Lined with insulation, details stated 2 Spring compensated, loading and movement accommodated stated 3 Background stated	M6 Fabricated supports and supports carrying more than one service are measured in Section P31			
7 Ducting sleeves through walls, floors and ceilings	1 ≤ 300 mm length 2 and thereafter in 300 mm stages	1 Type and size of ducting stated	nr	1 Method of fixing and type of packing stated 2 Handed to others for fixing				

Y50 Thermal insulation

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) scope and location of the work including extent of work in plant rooms</p>					<p>M1 Work related to this Section is classified in accordance with Sections R14 – U70 as Appendix B and given under an appropriate Work Section heading</p>			<p>S1 Specified under codes of practice and regulations</p> <p>S2 Kind and quality of materials</p> <p>S3 Thickness of materials</p> <p>S4 Coatings and facings</p> <p>S5 Method of fixing</p>
CLASSIFICATION TABLE					M2 Work in plant rooms is identified separately			
1 Insulation, type stated	1 Pipelines	1 Nominal size of pipeline stated	m	1 Flanged pipelines 2 Traced oil pipelines 3 Smoke pipelines 4 Flue pipelines			C1 Insulation is deemed to include: (a) smoothing the materials and working around supports (b) working around pipe flanges (c) working around fittings excluding metal clad facing insulants	
	2 Insulation boxes for pipelines	1 Type of infill stated	nr					
	3 Air ductlines	1 Nominal size of ductline stated	m					
	4 Equipment	1 Insulation contained in casings of specific dimensions	m ²		M3 Equipment insulation measured superficially is measured on the surface of the insulants			
		2 Overall size stated	nr					
2 Items extra over insulation	1 Pipelines 2 Air ductlines	1 Working around ancillaries 2 Boxes for valves, details stated	nr					
	3 Equipment	3 Detachable mattresses 4 Working around ancillaries			M4 Alternatively items relating to equipment insulation may be given in the description of the enumerated items concerned			
	4 Pipeline and air ductline fittings where insulation has metal clad facing	5 Details stated						
3 Loose or cellular concrete insulation	1 In trenches, ducts, tank casings and the like		m ³	1 Special protection or finish at openings through walls, valve chambers and the like included, details stated				

Y51 Testing and commissioning mechanical services

Y54 Identification - mechanical

Y59 Sundry common mechanical items

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					M1 Work related to this Section is classified in accordance with Sections R14 – U70 as Appendix B and given under an appropriate Work Section heading			
CLASSIFICATION TABLE								
1 Marking position of holes, mortices and chases in the structure	1 Installation stated		item	1 Formed during construction, details stated				
2 Loose ancillaries	1 Keys 2 Tools 3 Spares 4 Parts/chemicals	1 Type and quality or quantity stated	nr	1 Name of recipient stated				
3 Identification where not provided with equipment or ancillaries	1 Plates 2 Discs 3 Labels 4 Tapes or bands 5 Arrows, symbols, letters and numbers 6 Charts	1 Type, size and method of fixing stated	nr	1 Details of engraving stated 2 Mounting of charts, details stated				
4 Testing and commissioning	1 Installation stated	1 Preparatory operations, details stated 2 Stage tests (nr) listed and purpose stated 3 Insurance Company tests, details stated 4 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided				
5 Temporary operation of installations to Employer's requirements	1 Installation and purpose of operation stated	1 Duration of operation period stated	item	1 Attendance required 2 Conditions imposed by Employer before operation allowed				
					M2 Provision of water, fuel, gas, electricity and other supplies is covered by Provisional Sums in Section			
							C1 Provision of water, fuel, gas, electricity and other supplies is deemed to be included C2 Provision of test certificates is deemed to be included	

6 Preparing drawings	11 Information required and number of copies stated	1 Negatives, prints and microfilms, details stated	Item	1 Binding into sets details stated 2 Names of recipients stated	1 Drawings include builder's work, manufacturer's and installation drawings and record or 'as fitted' drawings
7 Operating and maintenance manuals			item		

Y60 Conduit and cable trunking
Y63 Support components - cables

03 Support components tables

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) scope and location of the work					M1 Work related to these Sections is classified in accordance with Sections V10 – W62 as Appendix B and given under an appropriate Work Section heading	D1 Finishes and surface treatments exclude decorative finishes which are measured under Section M60	C1 Providing everything necessary for jointing is deemed to be included C2 Patterns, moulds, templates and the like are deemed to be included	S1 Specified codes of practice and regulations S2 Kind and quality of materials S3 Gauge thickness or substance of materials S4 Tests with which materials must comply S5 Finishes or surface treatments applied on site S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly
CLASSIFICATION TABLE								
1 Conduit	1 Straight 2 Curved, radii stated	1 Type and external size and method of fixing stated	m	1 Background stated 2 To surfaces 3 In chases 4 In floor screeds 5 In in situ concrete	M2 Conduit is measured over all conduit fittings and branches M3 Independent earth conductors are measured separately under Section Y61 or Y80		C3 Conduit is deemed to include: (a) bending, cutting, screwing, jointing and all conduit fittings excluding 2.*.1.* (b) clips, saddles and crampets (c) forming holes for conduit entry (d) draw wires, draw cables, and the like (e) components for earth continuity	
	3 Flexible connections 4 Extendable connections	1 Type, size, overall length and type of adaptors stated	nr	1 Earthing tails				
2 Items extra over the conduit in which they occur	1 Special boxes 2 Adaptable boxes 3 Floor trap boxes 4 Purpose made boxes 5 Rectangular junction boxes 6 Expansion joints	1 Type, size, cover and method of fixing stated	nr	1 Background stated			C4 Cutting and jointing conduit to boxes is deemed to be included	

3 Connections of conduit to trunking	1 Components	1 Type, size and method of jointing stated	nr				
4 Connections of conduit to equipment and control gear	2 Special boxes						
5 Cable trunking	1 Straight 2 Curved, radii stated	1 Type, size, method of jointing and type, spacing and method of fixing supports all stated	m	1 Background stated 2 Pin racks 3 Compartments (nr), size stated	M4 Cable trunking is measured over all fittings and branches M5 Independent earth conductors are measured separately under Sections Y61 and Y80	C5 Trunking is deemed to include components for earth continuity	
6 Item extra over the cable trunking in which they occur	1 Fittings	1 Type stated	nr	1 Bushing material, type and size stated		C6 Cutting and jointing trunking to fittings is deemed to be included	
7 Connections of cable trunking to equipment and control gear	1 Forming holes	1 Size of opening stated	nr				
	2 With flanges 3 With flanges and forming holes	2 Size of opening and type and size of flanges stated	nr				
8 Cable tray, ladders and racks	1 Straight 2 Curved, radii stated	1 Type, width, method of jointing and type spacing and method of fixing supports, all stated	m	1 Background stated	M6 Cable tray, ladders and racks are measured over all fittings and branches M7 Independent earth conductors are measured separately under Sections Y61 or Y80	C7 Cable tray is deemed to include components for earth continuity	
9 Cable tray stools	1 Type and size stated		nr				
10 Items extra over the cable tray, ladders and racks in which they occur	1 Fittings		nr			C8 Cutting and jointing tray to fittings is deemed to be included	
11 Supports for cable trunking	1 Supports which differ from those given with the trunking or cable tray, ladders and racks	1 Size of trunking, tray ladder or rack, type and size of support, method of fixing trunking, tray, ladder or rack and support all stated	nr	1 Background stated			
12 Supports for cable tray, ladders and racks							

Y61 HV/LV cables and wiring

Y62 Busbar trunking

Y80 Earthing and bonding components

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) scope and location of the work</p> <p>P2 The following information regarding final circuits is given:</p> <p>(a) a distribution sheet setting out the number and location of all fittings and accessories</p> <p>(b) a location drawing showing the layout of the points</p>					M1 Work related to these Sections is classified in accordance with Sections V10 – W62 as Appendix B and given under an appropriate Work Section heading	D1 Finishes and surface treatments exclude decorative finishes which are measured in Section M60	<p>C1 Providing everything necessary for jointing is deemed to be included</p> <p>C2 Patterns, moulds, templates and the like are deemed to be included</p>	<p>S1 Specified codes of practice and regulations</p> <p>S2 Kind and quality of materials</p> <p>S3 Gauge, thickness or substance of materials</p> <p>S4 Tests with which materials must comply</p> <p>S5 Finishes or surface treatments applied on site</p> <p>S6 Finishes or surface treatment applied off site stating whether applied before or after fabrication or assembly</p> <p>S7 Details of colour coding or other markings of cables for phase identification</p>
CLASSIFICATION TABLE								
1 Cables	1 Type, size, number of cores, armouring and sheathing stated	<p>1 Drawn into conduits or ducts or laid or drawn into trunking</p> <p>2 Laid or drawn into trunking and laced into circuit groups</p> <p>3 Fixed to surfaces</p> <p>4 Wrapped around pipework</p> <p>5 Laid in trenches</p> <p>6 Fixed to insulators in overhead lines</p> <p>7 Suspended from catenary cables</p>	m	<p>1 Type, spacing and method of fixing supports stated</p> <p>2 Background stated</p>	<p>M2 Cables in conduits or trunking and cables fixed to trays are measured as the net length of the conduit, trunking or tray. Other cables are measured as fixed without allowance for sag</p> <p>M3 The following allowances shall be made to those cables measured net:</p> <p>(a) 0.30 m on each cable entering fittings, luminaries or accessories</p> <p>(b) 0.60 m on each cable entering equipment or control gear</p>	D2 Cables are defined as being laced into circuit groups where this is specified	C3 Cables are deemed to include:	
2 Flexible cable connections	<p>1 Type, size, number of cores, armouring, sheathing, capacity stated, length ≤ 1.00 m</p> <p>2 and thereafter in 1.00 m</p>	1 Details of connections at each end stated	nr					

3 Cable joints 3 Cable joints	1 Type and size of cable 1 Type and size of cable stated		nr	1 Joint boxes, type stated 2 Sealing boxes, type stated			
4 Line taps				1 Shrouds, type stated			
5 Cable termination glands	1 Type and size of cable, and type of gland stated	1 Box, type, size and method of fixing stated	nr	1 Cable connector blocks, type and size stated			
6 Cable supports which differ from those given with cables	1 Size of cable, type and size of support and method of fixing stated	1 Fixed to surfaces 2 Fixed to conductors in overhead lines 3 Suspended from catenary cables	nr	1 Background stated			
7 Busbar trunking	1 Straight 2 Curved, radii stated	1 Type, size, cover, method of jointing, number and rated capacity of busbars and type, spacing and method of fixing supports all stated	m	1 Background stated	M4 Busbar trunking is measured over all fittings and branches		
8 Items extra over the busbar trunking in which they occur	1 Fittings	1 Type stated	nr			C4 Cutting and jointing busbar trunking to fittings, tap off units, feeder units and fire barriers is deemed to be included	
9 Tap off units 10 Feeder units 11 Fire barriers	1 Type, size and method of fixing stated	1 Rated capacity stated	nr	1 Background stated			
12 Busbar trunking supports which differ from those given with busbar trunking	1 Size of trunking, type and size of support and method of fixing stated		nr				
13 Tapes	1 Type and size of tape, type and spacing of fixings and method of fixing stated		m		M5 13 – 18.*.0.* are only measured in relation to Section Y80		
14 Connections 15 Junctions	1 Type and size of tape stated		nr				
16 Test clamps	1 Type, size and method of connecting stated						
17 Electrodes	1 Type and size stated			1 Driving into the ground			
18 Air termination points	1 Type, size and method of fixing stated			1 Background stated		C5 Cutting and jointing tapes to connectors, junctions, clamps, electrodes and air termination points is deemed to be included	

Y61/Y62/Y80 continued

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
19 Cable and conduit in final circuits	<p>1 Cable installation, size and type of cable, and description of final circuit stated</p> <p>2 Cable and conduit installation, size and type of cable and conduit, and description of final circuit stated</p>	<p>1 Sockets, switch sockets and the like</p> <p>2 Immersion heaters; cooker outlets and the like</p> <p>3 Lighting outlets</p> <p>4 One way switches</p> <p>5 Two way switches</p> <p>6 Intermediate switches</p>	nr	<p>1 Cables and protective conductors for earthing</p> <p>2 Special boxes</p> <p>3 Surface</p> <p>4 Concealed</p> <p>5 Background and method of fixing stated</p>	<p>M6 Final circuits not forming part of a domestic or similar simple installation from distribution boards and the like are kept separate and measured in detail in accordance with Sections Y60 & Y63 and Sections Y61, Y62 & Y80: 1 – 18.*.*.*</p> <p>M7 Final circuits are measured on an enumerated points basis where they form part of a domestic or similar simple installation from distribution boards and the like</p> <p>M8 Each lighting outlet is measured as one point irrespective of the number of lamps</p> <p>M9 Cables and protective conductors for earthing are only given in the description where they form an integral part of the final circuit</p> <p>M10 Special boxes given in the description are specifically required boxes which differ from those included in C5</p>		<p>C6 Final circuits measured on an enumerated points basis are deemed to include:</p> <p>(a) conduit accessories including conduit boxes required for the particular type of installation</p> <p>(b) fixing, bending, cutting, screwing and jointing</p> <p>(c) determining routes</p>	S8 Voltage and amperage

Y70 HV switchgear
Y71 LV switchgear and distribution boards
Y72 Contactors and starters
Y92 Motor drives - electric

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) scope and location of the work					M1 Work related to these Sections is classified in accordance with Sections V10 – W62 as Appendix B and given under an appropriate Work Section heading	D1 Finishes and surface treatments exclude decorative finishes which are measured in Section M60	C1 Providing everything necessary for jointing is deemed to be included C2 Patterns, moulds, templates and the like are deemed to be included	S1 Specified codes of practice and regulations S2 Kind and quality of material S3 Gauge, thickness or substance of materials S4 Tests with which materials must comply S5 Finishes or surface treatments applied on site S6 Finishes and surface treatments applied off site stating whether applied before or after fabrication or assembly S7 Limiting dimensions on the size and weight of the equipment
CLASSIFICATION TABLE								
1 Switchgear 2 Distribution boards 3 Contactors and starters 4 Motor drives	1 Type, size, rated capacity and method of fixing stated	1 Cross reference to Specification	nr	1 Fuses 2 Supports provided with the equipment, details and method of fixing stated 3 Background stated			C3 Plates, discs and labels for identification provided with the equipment are deemed to be included	
5 Supports where not provided with switchgear, distribution boards, contactors and starters, or motor drives	1 Type, size and method of fixing stated		nr	1 Background stated				

Y73 Luminaires and lamps

Y74 Accessories for electrical services

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities: (a) scope and location of the work					M1 Work related to these Sections is classified in accordance with Sections V10 – W62 as Appendix B and given under an appropriate Work Section heading	D1 Finishes and surface treatments exclude decorative finishes which are measured under Section M60	C1 Providing everything necessary for jointing is deemed to be included C2 Patterns, moulds, templates and the like are deemed to be included	S1 Specified codes of practice and regulations S2 Kind and quality of materials S3 Gauge, thickness or substance of materials S4 Tests with which materials must comply S5 Finishes or surface treatments applied on site S6 Finishes or surface treatments applied off site stating whether applied before or after fabrication or assembly
CLASSIFICATION TABLE								
1 Particular specification items	1 Type and description stated		nr	1 Boxes, details stated 2 Conduit boxes, details stated 3 Pattresses, details stated 4 Ceiling roses, details stated 5 Connector blocks, details stated 6 Flexible cords, details stated 7 Starters, chokes and capacitors, details stated 8 Shades, diffusers and reflectors, details stated 9 Lampholder, details stated 10 Conduit or chain suspension, details stated 11 Suspension system, details stated 12 Lighting columns, details stated 13 Background stated		D2 Particular specification items are those items of a fitting or ancillary nature particular to the Work Section concerned		
2 Luminaires	1 Type, size and method of fixing stated 2 Pendant, type, size and method of fixing stated	1 Cross references to Specification 1 Drop ≤ 1.00 m 2 Drop > 1.00 m, drop stated	nr					

3 Lamps	1 Type, size and rated capacity stated		nr		M2 Lamps may alternatively be given in the description of luminaires		C3 Lamps are deemed to include fixing into luminaires	
4 Luminaires and lamps provided by the Employer	1 Type, size and method of fixing stated			1 Provision of additional components and internal wiring, details stated 2 Background stated			C4 Accepting delivery, storing and handling are deemed to be included	
5 Accessories	1 Type, box and method of fixing stated	1 Rated capacity stated	nr	1 Plugs to be provided with socket outlets 2 Background stated	M3 Accessories are enumerated in gangs where appropriate		C5 Plugs are deemed to include fuses	
6 Disconnecting, setting aside and refixing for the convenience of other trades	1 Type of equipment and purpose of disconnection stated		item					

Y81 Testing and commissioning electrical services

Y82 Identification - electrical

Y89 Sundry common electrical items

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
P1 Information is shown on location drawings under A Preliminaries/General conditions					M1 Work related to these Sections is classified in accordance with Sections V10 – W62 as Appendix B and given under an appropriate Work Section heading			
CLASSIFICATION TABLE					M2 Alternatively a Provisional Sum may be included in Section A54			
1 Additional bonding	1 Bonding resulting from testing extraneous metal		prov sum					
2 Marking position of holes, mortices and chases in the structure	1 Installation stated		item	1 Formed during construction, details stated				
3 Loose ancillaries	1 Keys 2 Tools 3 Spares	1 Type, quality or quantity stated	nr	1 Names of recipients				
4 Identification where not provided with equipment or control gear	1 Plates 2 Discs 3 Labels 4 Tapes and bands 5 Arrows, symbols, letters and numbers 6 Charts	1 Type, size and method of fixing stated		1 Details of engraving stated 2 Mounting of charts, details stated				
5 Testing and commissioning	1 Installation stated	1 Stage tests (nr) listed and purpose stated 2 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided			C1 Provision of electricity and other supplies is deemed to be included C2 Provision of test certificates is deemed to be included	
6 Temporary operation of installations, to Employer's requirements	1 Installation and purpose of operation stated	1 Duration of operation period stated	item	1 Attendance required 2 Conditions imposed by Employer before operation allowed 3 Special insurance requirements of Employer stated	M3 Provision of electricity and other supplies is covered by Provisional Sums in Section A54			

7 Preparing drawings	1 Information required and copies (nr) stated	1 Negatives, prints microfilms, details stated	item	1 Binding into sets, details stated 2 Names of recipients stated		D1 Drawings include builder's work, installation drawings and record or 'as fitted' drawings		
8 Operating and maintenance manuals			item					

Additional rules – work to existing buildings

Work Groups H, J, K, L and M – work to existing buildings

INFORMATION PROVIDED					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
<p>P1 The following information is shown either on location drawings under A Preliminaries/General conditions or on further drawings which accompany the bills of quantities:</p> <p>(a) the scope and location of the work relative to</p> <ul style="list-style-type: none"> – the existing layout indicating the existing structure – the proposed layout 					M1 These rules cover each work section within the Work Groups H, J, K, L and M and apply to works to existing buildings as defined in the General Rules	D1 Materials arising from the work are the property of the Contractor unless otherwise stated	<p>C1 Shoring and scaffolding incidental to the work and making good all work disturbed by such shoring and scaffolding is deemed to be included within each item</p> <p>C2 Items for work to existing buildings are deemed to include:</p> <p>(a) disposal of materials other than those remaining the property of the Employer or those for re-use</p> <p>(b) incidental work which is at the discretion of the Contractor</p> <p>(c) all new fixing or jointing materials required</p>	<p>S1 Method of operation, where by specific means</p> <p>S2 Setting aside and storing materials remaining the property of the Employer or those for re-use</p> <p>S3 Employer's restrictions on methods of disposal of materials including toxic or other special waste</p> <p>S4 Kind, quality and thickness of materials</p> <p>S5 Type of construction</p> <p>S6 Special trims</p> <p>S7 Restrictions on the method of shoring and scaffolding</p>
CLASSIFICATION TABLE					M3 This item is only measured separately where new work is purely extending the existing			
1 Bonding/jointing new to existing	1 Dimensioned description		m ² m nr					
2 Stripping off/removing/taking down	1 Dimensioned description		m ² m nr	1 In preparation for replacement				
	2 Spot item dimensioned description		item					
							C3 Spot items are deemed to include jointing /bonding new to existing	

3 Making good disturbed work	1 Dimensioned description		m²	1 To match existing		
	2 Spot item dimensioned description		m			
4 Items extra over making good disturbed work	1 Jointing/bonding new to existing		nr			
	2 Curved		item			
5 Cutting	1 Raking		m			
	2 Curved					
6 Cutting holes	1 Ducts	1 Girth ≤ 1.00 m 2 Girth 1.00 – 2.00 m 3 and thereafter in 1.00 m stages	nr	1 Rectangular 2 Circular 3 Dimensioned profile description 4 Making good 5 Making good to match existing 6 Facework described		
	2 Pipes	1 ≤ 55 mm nominal size 2 55 – 110 mm nominal size 3 > 110 mm nominal size				
					D2 Ducts include trays, trunking, gratings and the like	C4 Spot items are deemed to include jointing/bonding new to existing
					D3 Pipes include tubes, bars, cables, conduit and the like	

R10–R13 Drainage – work to existing buildings
Y Mechanical services – work to existing buildings

CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
1 Breaking into existing pipes 2 Breaking into existing ducts	1 Type, size and location of existing pipe or duct stated	1 Purpose of breaking in stated	item	1 Obtaining approval for isolation where necessary 2 Isolating existing pipe or duct 3 Isolating and draining down existing pipe 4 Preparing ends of existing for new work 5 Limitations to shut down period				
3 Jointing new pipes to existing 4 Jointing new ducts to existing	1 Type, size of both pipes or ducts and method of jointing stated		nr	1 Preparing ends of existing pipes and ducts where not taken with 1 – 2.1.1.4			C1 Providing everything necessary for jointing is deemed to be included	
5 Stripping out part installations 6 Stripping out whole installations	1 Dimensioned description detailing extent and location ----- 2 Spot item dimensioned description		nr ----- item	1 Obtaining approval for isolation where necessary 2 Isolating part or whole to be removed 3 Isolating and draining down part or whole to be rescued 4 Making safe 5 Limitations to shut down period				
7 Provision of temporary services, bypasses and the like	1 Dimensioned description		nr	1 Fabrication prior to installation	M1 Alternatively this work may be measured in accordance with the Rules for new work and grouped under an appropriate heading		C2 Provision of temporary services, bypasses and the like is deemed to include removing and making good after	
8 Stripping off insulation to part of services installations 9 Stripping off insulation to whole services installations	1 Dimensioned description detailing extent and location ----- 2 Spot item dimensioned description	1 Type of insulation to be removed	nr ----- item	1 Safety measures to be applied 2 Disposal requirements				

10 Testing and commissioning existing plumbing and mechanical installations	1 Part installation stated 2 Whole installation stated	1 Preparatory operations, details stated 2 Stage tests (nr) listed and purpose stated 3 Insurance Company tests, if any, details stated 4 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided 3 Special insurance requirements of Employer stated			C3 Provision of water, fuel, gas, electricity and other supplies is deemed to be included C4 Provision of test certificates is deemed to be included	
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CLASSIFICATION TABLE					MEASUREMENT RULES	DEFINITION RULES	COVERAGE RULES	SUPPLEMENTARY INFORMATION
1 Cables drawn into existing conduits or ducts or laid or drawn in existing trunking 2 Cables laid or drawn into existing trunking and laced into circuit groups	1 Type, size, number of cores, armouring and sheathing stated	1 Type and size of existing conduit or duct stated 2 Type and size of existing trunking stated	m		M1 Except for final circuits cables in conduits or trunking and cables fixed to trays are measured as the net length of the conduit, trunking or tray. Other cables are measured as fixed without allowance for sag M2 The following allowances shall be made: (a) 0.30 m on each cable entering fittings, luminaires or accessories (b) 0.50 m on each cable entering equipment or control gear	D1 Cables are defined as being laced into circuit groups only where this is specified	C1 Cables and tapes are deemed to include: (a) wall, floor and ceiling plates (b) cable sleeves C2 Cables laid or drawn into existing conduits, existing ducts or existing trunking is deemed to include removing and replacing existing covers, existing inspection lids and the like	S1 Details of colour coding or other markings of cables for phase identification
3 Breaking into existing cables 4 Breaking into existing equipment and control gear	1 Type, size and location of existing cable, equipment or control gear stated	1 Purpose of breaking in stated, details of associated conduit, trunking or tray given	nr	1 Obtaining approval to isolation where necessary 2 Isolating existing cable, equipment or control gear 3 Preparing existing for joining of new work				
5 Jointing new cables to existing 6 Jointing new equipment and control gear to existing 7 Jointing new conduits, trunking and trays to existing	1 Type, size of both new and existing work and method of jointing stated		nr	1 Preparing existing for jointing to new where not taken with 3-4.1.1.3 2 Joint boxes, type stated 3 Sealing boxes, type stated 4 Shrouds, type stated 5 Boxes, type stated 6 Special boxes, type stated 7 Other components, type stated			C3 Providing everything necessary for jointing is deemed included	
8 Stripping out part installations 9 Stripping out whole installations	1 Dimensioned description detailing extent and location 2 Spot item dimensioned description		nr item	1 Obtaining approval for isolation where necessary 2 Isolating whole or part to be removed 3 Making safe 4 Limitations to shut down period				

10 Provision of temporary services	1 Dimensioned description		nr		M3 Alternatively this work may be measured in accordance with the rules for new work and grouped under an appropriate heading		C4 Provision of temporary services is deemed to include removing and making good after
11 Testing and commissioning existing electrical installations	1 Part installation stated 2 Whole installation stated	1 Stage tests (nr) listed and purpose stated 2 Instruction of personnel in operation of completed installation	item	1 Attendance required 2 Instruments to be provided 3 Special insurance requirements of Employer stated			C5 Provision of electricity and other supplies is deemed to be included C6 Provision of test certificates is deemed to be included

Appendix A

Fixtures, furnishings, equipment, fittings and appliances as referred to in the rules for Work Sections N10, N11, N12, N13, N15, N20-N23, P21 and Q50

N10 General fixtures/furnishings/equipment

Furnishings, fittings and equipment, fixed to the building fabric or provided loose within the building, and 'general' in the sense that they may be found in a wide variety of buildings. Culinary and sanitary furnishings, fittings and equipment are excluded, together with items which would normally be included in building services sub-contracts. Minor items of special purpose equipment may be included here rather than in sections N20–N23 'Special purpose fixtures/furnishings/equipment'.

Included

Counters, desks, benches, worktops
Small mirrors in toilets, dressing rooms
Curtain track and rails
Curtains, loose wall hangings, fabrics, blinds
Fireplaces, surrounds and hearths
Telephone booths and enclosures
Storage racks, shelves, shelving support systems
Door mats, matwells
Wall hangings, loose carpets
Lockers, hat and coat rails
General purpose chairs and tables
Beds, divans
Wardrobes, dressers, cupboards, cabinets
Objets d'art and other ornamental features
Fire extinguishers
Dustbins
Minor items of 'special purpose' equipment
Fixing as required

N11 Domestic kitchen fittings

Domestic kitchen equipment of all kinds including units, worktops, cupboards, sinks, cookers, grills, refrigerators, etc.

Included

Kitchen units, including base units, drawer units, worktops, hanging cupboards
Ovens, cookers, hobs, grills
Sinks, taps, waste fittings, waste disposal units where supplied as part of the kitchen fitting installation.
Refrigerators, deep freezers
Dishwashers
Clothes washing machines, clothes dryers, ironing cabinets
Waste bins, towel rails, storage racks and other accessories
Kitchen equipment suites comprising any combination of the foregoing
Fixing

N12 Catering Equipment

Culinary equipment designed for use in provision of food and drink on a communal or commercial scale.

Included

Food storage equipment other than cold rooms
Food preparation and cooking equipment
Food transporting and serving equipment
Serving counters and tray rails
Sinks where supplied as part of the catering equipment installation
Dishwashing and waste disposal equipment
Food and drink vending machines
Fixing

N13 Sanitary appliances/fittings

Appliances for health, hygiene and personal washing, together with their accessories, but excluding sinks for domestic kitchens.

Included

Low level WC suites
WC pans and cisterns
Slop hoppers
Urinals and cisterns
Sinks, including kitchen sinks not supplied as part of the kitchen fitting installation, and catering sinks not supplied as part of the catering equipment installation
Wash basins
Hand rinse basins
Wash fountains
Bidets
Baths
Jacuzzis
Showers including curtain rails, screens, etc.
Drinking fountains
Vanity units
Taps and waste fittings to the appliances
Float operated valves
Bath panels and trim
Hand dryers
Towel rails and holders not connected to a heating or hot water supply installation
Paper towel dispensers
Toilet paper holders
Waste bins
Soap dispensers and holders
Sanitary towel incinerators
Sanitary towel macerators
Saunas, sauna equipment

N15 Signs/Notices

Directories, notice boards, letters, signs, plaques, symbols and emblems of all kinds for identification and directional purposes.

Included

Signwriting
Lettering, emblems and other identification/directional symbols carved onto stone
Door or floor numbering or lettering
Name plates, plaques and identification symbols of all materials
Directional signboards and notice boards of all kinds and materials
Shop front lettering, emblems and symbols of all kinds and materials
Illuminated signs, lettering, emblems and symbols such as "Exit" signs, "Gentlemen", etc. where the illuminated fitting is simply connected to an adjacent electrical outlet.

N20 – N23 Special purpose fixtures/furnishings/equipment

Furnishings, fittings and equipment, fixed to the building fabric or provided loose within the building, and 'special' in the sense that they are designed for the particular purpose(s) of the building. The title(s) of the section(s) should indicate the nature of the special purpose equipment, e.g. 'Special purpose hospital fixtures/furnishings/equipment'. Section titles will therefore vary from project to project. Four work section numbers have been allocated to provide for projects with several types of special purpose fixtures, furnishings and equipment.

General purpose, residential, culinary and sanitary fixtures, fittings and equipment are excluded, together with items which would normally be included in building services sub-contracts. Minor items of special purpose equipment may be included in section N10 'General fixtures/furnishings/equipment' rather than here.

Included

Fixtures, fittings and equipment for special purposes, including:
Rail, road, water and air transport buildings
Communications, power supply, mineral supply, water supply buildings
Agricultural, fishing and forestry buildings
Factories and other industrial buildings for food, drink, chemicals, engineering, textiles, clay, cement, timber, construction, etc.
Administrative, office and commercial buildings
Shops, showrooms, stores, shopping centres, warehouses
Defence, police, prison and fire service buildings
Hospital, medical, welfare and animal welfare buildings
Restaurants, snack bars, public houses
Entertainment buildings, community centres, clubs
Sports buildings, swimming pools, marinas, stadia
Religious buildings, funerary buildings
Educational buildings including scientific research facilities
Libraries, record offices, museums, galleries, zoos
Special residential buildings, hotels, old peoples' homes

P21 Ironmongery

Components and items of metal, plastics or other material fixed on site as door and window opening or closing devices, fasteners, supports, brackets, etc. but excluding

1. Items supplied with a window or other component.
2. Items of furniture or equipment in their own right (e.g. towel rails, toilet roll holders).

Included

Water bars

Sliding and up and over door tracks or overhead rails; hangers, guides and fittings

Sash balances

Butts, hinges, pivots and other opening/closing devices

Spring butts, door springs, door closers and other self closing devices

Locks, latches, catches, cylinder locks, nightlatches and other locking devices

Bolts, panic bolts, espagnolette bolts, security bolts, casement and sash fasteners and other securing devices

Door handles, escutcheons, casement stays, sash pulls, letter plates, kicking plates, push plates, pull handles, trickle ventilators and other door and window furniture

Shelf brackets other than part of a shelving system

Handrail brackets

Door stops, retaining devices, draughtproofing strips and sections

Nameplates, numbers, knockers, bell pushes, door viewers

Mechanical and/or automatic operating or opening equipment where not supplied with the component or installed as part of an access control installation

Q50 Site/Street furniture/equipment

General purpose furniture and equipment of any material designed for use externally, but excluding items provided by a statutory undertaker, local authority or services sub-contractor.

Included

Gates (when not part of fencing), including lifting barriers

Pedestrian and vehicle barriers and railings

Bollards (including removable and collapsible)

Prefabricated plant containers

Seats, benches, tables

Litter bins, grit bins, dust bins

Poster display units

Cycle stands

Flag staffs

Clothes drying fittings

Sculptures and other ornamental features

Sports and playground equipment

Other special purpose equipment occurring externally

Excavation, concrete backfilling for foundations

Appendix B

Classification of mechanical and electrical services as referred to in the rules for Work Group Y

R Disposal systems

- R14 Laboratory/Industrial waste drainage
- R20 Sewage pumping
- R21 Sewage treatment/sterilisation
- R30 Centralised vacuum cleaning
- R31 Refuse chutes
- R32 Compactors/Macerators
- R33 Incineration plant

S Piped supply systems

- S10 Cold water
- S11 Hot water
- S12 Hot and cold water (small scale)
- S13 Pressurised water
- S14 Irrigation
- S15 Fountains/Water features
- S20 Treated/Deionised/Distilled water
- S21 Swimming pool water treatment
- S30 Compressed air
- S31 Instrument air
- S32 Natural gas
- S33 Liquid petroleum gas
- S34 Medical/Laboratory gas
- S40 Petrol/Oil – lubrication
- S41 Fuel oil storage/distribution
- S50 Vacuum
- S51 Steam
- S60 Fire hose reels
- S61 Dry risers
- S62 Wet risers
- S63 Sprinklers
- S64 Deluge
- S65 Fire hydrants
- S70 Gas fire fighting
- S71 Foam fire fighting

T Mechanical heating/Cooling/Refrigeration systems

- T10 Gas/Oil fired boilers
- T11 Coal fired boilers
- T12 Electrode/Direct electric boilers
- T13 Packaged steam generators
- T14 Heat pumps
- T15 Solar collectors
- T16 Alternative fuel boilers
- T20 Primary heat distribution
- T30 Medium temperature hot water heating
- T31 Low temperature hot water heating
- T32 Low temperature hot water heating (small scale)
- T33 Steam heating
- T40 Warm air heating
- T41 Warm air heating (small scale)
- T42 Local heating units
- T50 Heat recovery
- T60 Central refrigeration plant
- T61 Primary/Secondary cooling distribution
- T70 Local cooling units
- T71 Cold rooms
- T72 Ice pads

U	Ventilation/Air conditioning systems	V	Electrical supply/power lighting systems	W	Communications/Security/Control systems
U10	General supply/extract	V10	Electricity generation plant	W10	Telecommunications
U11	Toilet extract	V11	HV supply/distribution/public utility supply	W11	Staff paging/location
U12	Kitchen extract	V12	LV supply/public utility supply	W12	Public address/Sound amplification
U13	Car parking extract	V20	LV distribution	W13	Centralized dictation
U14	Smoke extract/Smoke control	V21	General lighting	W20	Radio/TV/CCTV
U15	Safety cabinet/Fume cupboard extract	V22	General LV power	W21	Projection
U16	Fume extract	V30	Extra low voltage supply	W22	Advertising display
U17	Anaesthetic gas extract	V31	DC supply	W23	Clocks
U20	Dust collection	V32	Uninterrupted power supply	W30	Data transmission
U30	Low velocity air conditioning	V40	Emergency lighting	W40	Access control
U31	VAV air conditioning	V41	Street/Area/Flood lighting	W41	Security detection and alarm
U32	Dual-duct air conditioning	V42	Studio/Auditorium/Arena lighting	W50	Fire detection and alarm
U33	Multi-zone air conditioning	V50	Electric underfloor heating	W51	Earthing and bonding
U40	Induction air conditioning	V51	Local electric heating units	W52	Lightning protection
U41	Fan-coil air conditioning	V90	General lighting and power (small scale)	W53	Electromagnetic screening
U42	Terminal re-heat air conditioning			W60	Monitoring
U43	Terminal heat pump air conditioning			W61	Central control
U50	Hybrid system air conditioning			W62	Building automation
U60	Free-standing air conditioning units				
U61	Window/Wall air conditioning units				
U70	Air curtains				

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X

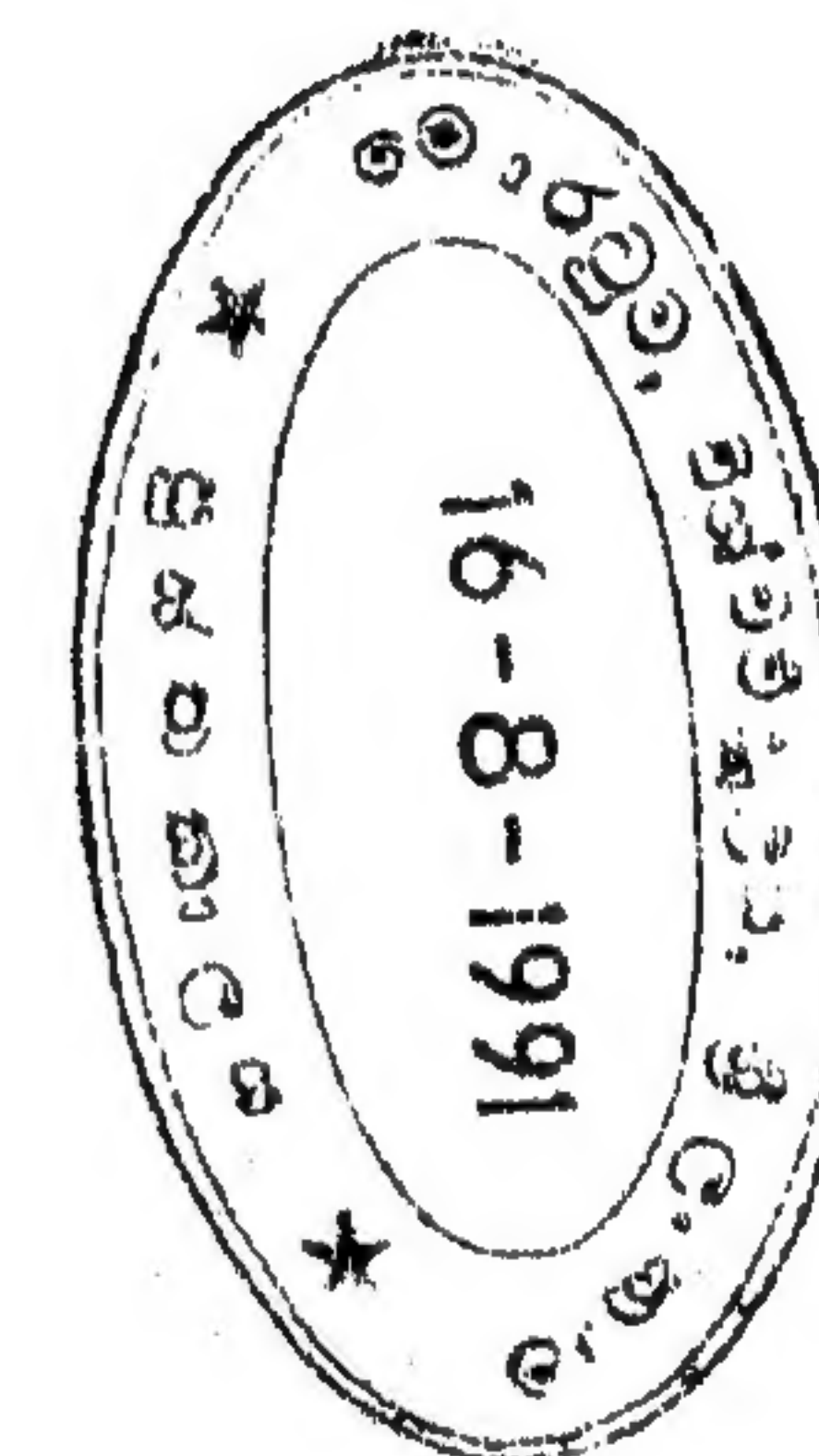
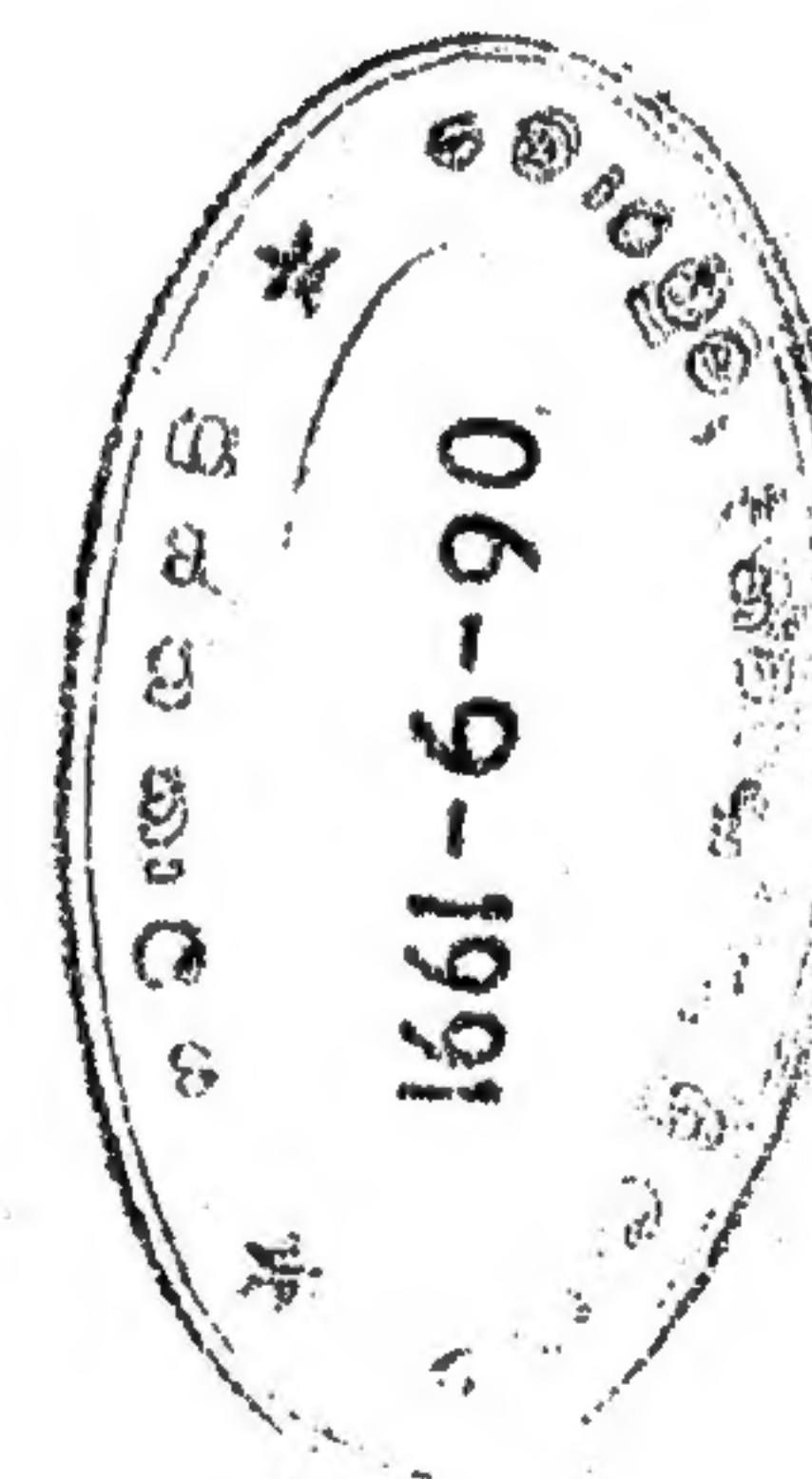
No entries

Y

No entries

Z

Zinc sheet coverings/flashings



Standard method of measurement of building works

Seventh edition Amendment 3

The standing joint committee has issued two new amendments to its documentation. Detailed below is Amendment No 3 to SMM7 and Amendment No 1 to the Code of Procedure for Measurement of Building Work.

Page	Rule	Correction	
18	1.*0.1	Delete the word 'seal' and insert the word 'deed'	5.* Insert horizontal line in second column below rule 2
33	1.&2.*3.	Delete rule 3 and insert new rule 3 'Total bored or driven length, maximum length stated'	5.* Insert new rule after 2. '3. Fittings'
	M1	Delete the word 'depths' in the second line and insert the word 'lengths'	5.* Delete rule 1, delete horizontal line between rules 1 and 2, delete rule 2 Insert new rules in third column 1. Weight < 40kg/m 2. Weight 40-100kg/m 3. Weight > 100kg/m
	C1	Delete the words 'The work' in the first line and insert the words 'Total concrete length'	5.** Insert horizontal line in third column below new rule 3
65	1.1-5.**	Insert new rules in third column 1. Weight < 40kg/m 2. Weight 40-200kg/m 3. Weight > 100kg/m	5.*** Insert new rule after 4 '5 Hollow, shape stated'
	1.1-8.**	Insert new rule after 4 '5 Hollow, shape stated'	5.*** Insert horizontal line in fourth column below new rule 5
	M1	Delete the words 'and fittings except fittings of a different type and grade of material' in the second to fifth lines and insert the words 'except fittings'	D7 Delete the reference '1.10.' in the second line and insert the reference '1.9.'
	M2	Delete rule M2 and insert new rule M2 'Fittings are all grouped together irrespective of the member to which they are attached'	5 Insert new Coverage Rule 'C2 Isolated structural members are deemed to include fabrication and erection'
66	5.1	Insert the words 'use stated' after 'Plain member'	165 Insert the words 'type of' in the 3rd line between 'and' and 'commitment'.
	5.2	Insert the words 'use and details of construction	

Note: In conjunction with the major revisions to Section G10, 11 and 12 noted above the commentary on particular rules for this section in the SMM7 Measurement Code has been expanded.
May 1992

A Code of Procedure for the measurement of building works

Amendment 1

Page	Ref	Correction	Ref
24	E20.21-22	Delete the word 'linear' in second paragraph, third line.	
28	G10.11,12	Insert new paragraph before the two existing paragraphs. 'It is considered that the provision of the drawings noted under this clause are essential to properly describe the work. These drawings will normally be the structural consultants framing drawings. If inviting tenders direct from structural steelwork contractor the quantity surveyor must forward these drawings to each tendering contractors. Equally if inviting tenders through a main contractor the drawings must be sent to each main contractor. Thereafter the main con-	G10.11,12 Insert new clause after P1 and before S2-S3 'PA(a) It is recommended that differing individual buildings are kept separate if appropriate (see also clause 3.4 on Page 7 of this code). Thus if a project comprises an office block with storage depot both of which are steel framed then each building should be billed separately. However, in instances of a retail park with a number of buildings of similar construction the need to separate these units is not considered necessary'. May 1992